

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

ATTACHMENT 1

November 19, 2024

CALL TO ORDER: 6:14 p.m.

Roll Call:

Present: Halford, Morowit, Nuño, Breitenbucher, Singh

INVOCATION/FLAG SALUTE:

Invocation and flag salute was led by Birinder Singh, Gurdawara Gurmat Parkash Manteca

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

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

- Updated attachment 1 and attachment 2 for Item C.2.
- Two communications and a PowerPoint presentation from the applicant for item D.1.
- Updated attachment 2, page 9 correcting a clerical error on an amount for Item D.4.

DISCLOSURE OF EX PARTE COMMUNICATIONS: None

A. PRESENTATIONS:

- A.1 24-602** Present a proclamation proclaiming November 2024, as Sikh Awareness and Appreciation Month.

City Council presented the proclamation to members of the Gurdawara Gurmat Parkash Manteca.

- A.2. 24-509** Proclamation proclaiming the month of November 2024 as Homeless Youth Awareness month.

City Council presented the proclamation to Elizabeth Sanchez, Director of Community Engagement from Pioneering Restoration and Elevating Voices of Advocacy, Idealism and Leadership (PREVAIL).

- A.3 24-612** Present a Proclamation Proclaiming November 21, 2024, as Children's Grief Awareness Day.

City Council presented the proclamation to Bobby, Hopey and Jameson Jackson with the Jackson 3 Foundation.

- A.4. 24-603** Certificate of Recognition presented to Richard Silverman for his service on the Public Safety Sales Tax Oversight Committee.

City Council presented the certificate of recognition to Richard Silverman.

A.5. 24-451 Certificate of Retirement Presented to Attilio Mussi.

City Council presented certificate of recognition to Attilio Mussi.

B. PUBLIC COMMENT:

John Alves provided public comment regarding solid waste pick-ups in the Powers tract neighborhood.

Gabriella Jackson provided public comment regarding Chick-Fil-A.

Julissa Lujan provided public comment regarding PG&E black outs in the city.

C. CONSENT ITEMS:

ACTION: Moved, seconded (Breitenbucher/Morowit) to approve the Consent Calendar as amended.

Motion carried:

AYES: Breitenbucher, Halford, Morowit, Nuño, Singh

NOES: None

City Attorney:

- C.1. 24-596** Waived the first reading by substitution of the title and introduced an Ordinance of the City Council of the City of Manteca, State of California, amending Chapter 2.24 "Planning Commission" of the Manteca Municipal Code to allow for complete compliance with council district appointment for commission members.
- C.2. 24-600** Waived the first reading by substitution of the title and introduced and Ordinance of the City Council of the City of Manteca, State of California, amending Chapter 2.28 "Recreation and Parks Commission" of the Manteca Municipal Code to augment the responsibilities and authority of the commission.
- C.3. 24-609** Waived the first reading by substitution of the title and introduced an Ordinance of the City Council of the City of Manteca, State of California, amending Chapter 3.09, Subsection 3.09.160(B) "Establishment of citizens' oversight committee" to allow for complete compliance with council district appointment for committee members.
- C.4. 24-601** Adopted **Resolution R2024-183** Ending All Terms for the Planning Commission, Public Safety Sales Tax Committee, and Recreation and

Parks Commission Members Effective December 31, 2024, and Directed the City Clerk's Office to Conduct a Recruitment to Fill All Vacancies and Draft a Policy to Limit Individuals to One (1) Appointment to a Board or Commission (and Delegated that the City Manager approve this policy)

Development Services:

- C.5. 24-567** Adopted **Resolution R2024-184** adopting the 2025 San Joaquin County Multi-Species Habitat Conservation Plan Fee.
- C.6. 24-595** Adopted **Resolution R2024-185** approving a Services Agreement between the City of Manteca (City) and the Downtown Manteca Improvement Association (DMIA) and authorized the City Manager, or designee, to execute the Agreement on behalf of the City.

Engineering:

- C.7. 24-369** Adopted **Resolution R2024-186** approving an Agreement for Services with Bennett Engineering Services Inc. for the Yosemite Avenue Bike & Pedestrian Improvement Project (CIP 20006) for a total not-to-exceed amount of \$110,547.77 and authorized the City Manager or designee to execute the Agreement, and take all appropriate actions necessary to carry out the purpose and intent of the resolution.
- C.8. 24-498** Adopted **Resolution R2024-187** approving the Improvement Agreement and Final Map for Griffin Park Unit No. 8, Tract 4148; authorized the City Manager to sign and take all necessary steps to effectuate the Agreement and authorized the Mayor to sign the Final Map.
- C.9. 24-535** Adopted **Resolution R2024-188** accepting all improvements for the 2023 Annual Pavement Maintenance Project CIP 23036 as complete, authorized the City Clerk to file the Notice of Completion, and authorized the City Manager or designee to complete and execute all associated documents, and take all appropriate actions necessary to carry out the purpose and intent of the resolution.
- C.10. 24-559** Adopted **Resolution R2024-189** approving grading and construction of improvements prior to filing of the Final Map for the Griffin Park Unit No. 10 & 11 subdivision.
- C.11. 24-563** Adopted **Resolution R2024-190** approving an Agreement for Services with Carollo Engineers, Inc. to provide construction management and inspection services for the WQCF North/South Waste Activated Sludge & South Return Activated Sludge Pump Replacement Project (CIP 22061 & 22063) in a total not-to-exceed amount of \$159,046; and authorized the

City Manager or designee to execute the Agreement for Services and take all appropriate actions necessary to carry out the purpose and intent of the resolution.

- C.12. 24-564** Adopted **Resolution R2024-191** accepting all improvements for the Retroreflective Traffic Sign Project CIP No. 16027 HSIPL-5242(033) as complete, authorized the City Clerk to file the Notice of Completion, and authorized the City Manager or designee to complete and execute all associated documents, and take all appropriate actions necessary to carry out the purpose and intent of the resolution.
- C.13. 24-571** Adopted **Resolution R2024-192** accepting a Grant Deed from Mario Antonio Silva and Nivia Maria Silva, his wife (Silva), for 1,574 square feet of real property for right-of-way purposes over a portion of 1695 S. Main Street (APN 224-021-34).
- C.14. 24-574** Adopted **Resolution R2024-193** accepting a Grant Deed from Sergio Flores, an Unmarried Man, for 2,060 square feet of real property for right-of-way purposes over a portion of 149 W. Woodward Avenue (APN 224-021-37).
- C.15. 24-576** Adopted **Resolution R2024-194** approving the Statement of Consistency pursuant to Executive Order N-7-22 and Findings of Fact for construction of a new groundwater irrigation well in the Yosemite Square subdivision for irrigation of the park constructed as part of the subdivision; and authorized the City Engineer or designee to take all appropriate actions necessary to comply with the terms of the Executive Order.
- C.16. 24-577** Adopted **Resolution R2024-195** accepting a Grant Deed from Mary E. Jardin, as surviving trustee of the Jardin Trust U/D/T dated June 23, 1986 (Jardin), for 18,453 square feet of real property for right-of-way purposes over a portion of 1871 S. Main Street (APN 224-023-32).
- C.17. 24-580** Adopted **Resolution R2024-196** accepting Public Improvements for Villa Ticino West Unit No. 7 (Tract 4118) subdivision; approved exoneration of the Performance Bond; approved exoneration of the Labor and Materials Bond six (6) months after the date of acceptance; and approved exoneration of the Warranty Bond twelve (12) months after the date of acceptance.
- C.18. 24-582** Adopted **Resolution R2024-197** approving the Improvement Agreement for the South Drain Bypass at Machado Ranch.
- C.19. 24-591** Set a public hearing for the Vintage II Subdivision Area of Benefit no

sooner than four (4) weeks from this meeting.

- C.20. 24-606** Adopted **Resolution R2024-198** accepting Public Improvements for Villa Ticino West Unit No. 6 (Tract 4117) subdivision; approved exoneration of the Performance Bond; approved exoneration of the Labor and Materials Bond six (6) months after the date of acceptance; and approved exoneration of the Warranty Bond twelve (12) months after the date of acceptance.

Fire Department:

- C.21. 24-561** Approved an agreement with Motorola Solutions for the Fire Department's Radio Communications Infrastructure Upgrade (CIP 24009) for an amount not-to-exceed \$1,599,499 and authorize the City Manager or designee to execute the agreement, and amendments up to 10% (\$160,000) and all necessary documents.

Human Resources:

- C.22. 24-540** Adopted **Resolution R2024-199** to approve updated job specifications for Administrative Assistant I, II and III; and approved the updated salary matrix for the Manteca Technical and Support Services Association (TSS) which includes a salary adjustment for Administrative Assistant I and II.
- C.23. 24-568** Adopted **Resolution R2024-200** approving budget appropriations for Fiscal Year 2024-25 to cover an increase of the City's contribution towards medical insurance premiums effective January 1, 2025
- C.24. 24-593** Approved a Side Letter Agreement with the Manteca Mid-Manager Association (MMA) regarding Flex Staffing.
- C.25. 24-624** *Pulled by a member of the public.*
Adopt a resolution to approve the updated salary matrix for the Executive Management group which includes a salary adjustment for Police Chief.

Director of Human Resources Stephaine Van Styne provided a brief overview of the agenda report.

Jacelyn Renwick provided public comment on the item.

ACTION: Moved, seconded (Halford/Morowit) to adopt **Resolution R2024-201** to approve the updated salary matrix for the Executive Management group which includes a salary adjustment for Police Chief.

Motion carried:

AYES: Breitenbucher, Halford, Morowit, Nuño, Singh
NOES: None

Legislative Services/City Clerk:

- C.26. 24-583** Approved the October 21, 2024, Special Meeting Minutes.
- C.27. 24-584** Waived the second reading by substitution of the title and adopted **Ordinance O2024-23** of the City Council of the City of Manteca, State of California, amending Section 17.20.020 of Chapter 17.20 relating to Zoning Districts and amending Section 17.22.020 of Chapter 17.22 relating to Allowed Uses and Required Entitlements and amending Section 17.26.020 of Chapter 17.26 relating to Development Standards and adding Sections 17.26.050, 17.26.060, 17.26.070, and 17.26.080 to Chapter 17.26 relating to Development Standards by Zoning District and adding Sections 17.52.160 and 17.52.170 to Chapter 17.52 relating to Parking and adding Sections 17.58.110, 17.58.120, 17.58.130 and 17.58.140 to Chapter 17.58 relating to Performance Standards of Title 17 of the Manteca Municipal Code.

Police Department:

- C.28. 24-594** Adopted **Resolution R2024-202** accepting a grant from the California Office of Traffic Safety (CA OTS) Selective Traffic Enforcement Program (S.T.E.P.) approving an agreement with CA OTS in the amount is \$125,000 for Federal Fiscal Year 2025 (October 1, 2024 through September 30, 2025); appropriate \$125,000 to Police Grants (Fund 150) revenue and expenditure accounts; and authorize the Police Chief to sign said agreement.

Public Works:

- C.29. 24-550** Adopted **Resolution R2024-203** accepting an allocation of SB 125 Funding from San Joaquin Council of Governments (SJCOG) in the amount of \$1,644,096; approved FY 2024-25 budget revenue and expenditure appropriations to Fund 610 Federal Transit Management; authorized the City Manager to execute the SB 125 Fund Transfer Agreement and all necessary documents with the SJCOG.
- C.30. 24-579** Adopted **Resolution R2024-204** approving a Memorandum of Understanding (MOU) with San Joaquin County Environmental Health Department regarding the inspection and compliance of the City's Edible Food Recovery Program and authorized the City Manager to execute the MOU and any associated documents.

D. PUBLIC HEARINGS:

- D.1. 24-575** Conduct a public hearing and adopt a resolution making the necessary findings and adopt a Tiered Initial Study and Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program; prepared for GPA-22-66, REZ-22-91, SDJ-22-68, and SPC-22-67 (SCH #2024080853); subject to the approval of GPA 22-66 conditionally 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 Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code relating to the City of Manteca Zoning Map by rezoning APN's 224-040-52, 224-040-06, 224-040-07 and 224-040-11 from the Commercial Mixed-use (CMU) zone district to the Multiple-Family Dwelling (R-3) and One Family Dwelling (R-1) zone districts respectively; and subject to the approval of GPA 22-66 conditionally adopt a resolution approving Site Plan and Design Review and Tentative Subdivision Map for an 818-unit residential development all pertaining to the 144 - 490 Quintal Road project, located at 144, 292, 301 and 490 E Quintal Rd: APN Nos. 224-040-52, 06, 07 and 11 (File Nos. REZ-22-91, SPC-22-67, and SDJ-22-68).

Associate Planner Toben Barnum provided a PowerPoint presentation.

Mayor Singh opened the public hearing at 7:14 p.m.

Applicant Jess Herzog with Quarterra provided a PowerPoint presentation.

Maxie Terry Sellers provided public comment on the item.

Mayor Singh closed the public hearing at 7:23 p.m.

ACTION: Moved, seconded (Nuño/Morowit) to Conduct a public hearing and adopt **Resolution R2024-205** making the necessary findings and adopt a Tiered Initial Study and Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program; prepared for GPA-22-66, REZ-22-91, SDJ-22-68, and SPC-22-67 (SCH #2024080853); subject to the approval of GPA 22-66 conditionally 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 Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code relating to the City of Manteca Zoning Map by rezoning APN's 224-040-52, 224-040-06, 224-040-07 and 224-040-11 from the Commercial Mixed-use (CMU) zone district to the Multiple-Family Dwelling (R-3) and One Family Dwelling (R-1) zone districts respectively; and subject to the approval of GPA 22-66 conditionally adopt **Resolution R2024-206** approving Site Plan and Design Review and Tentative Subdivision Map for an 818-unit residential development all pertaining to

the 144 - 490 Quintal Road project, located at 144, 292, 301 and 490 E Quintal Rd: APN Nos. 224-040-52, 06, 07 and 11 (File Nos. REZ-22-91, SPC-22-67, and SDJ-22-68).

Motion carried:

AYES: Breitenbucher, Halford, Morowit, Nuño, Singh

NOES: None

Mayor Singh adjourned to recess at 7:37 p.m.

Mayor Singh reconvened the meeting at 7:52 p.m.

- D.2. 24-566** Conduct a public hearing and adopt a resolution approving a General Plan Amendment for: (A) Project GPA 22-66 (Quintal Road) amending the land use of four (4) parcels from Mixed-use Commercial (CMU) and Medium Density Residential (MDR) to High Density Residential (HDR) and Low Density Residential (LDR) for APNs: 224-040-52, -06, -07 and -11 respectively (Tiered IS/MND prepared pursuant to CEQA (SCH# 2024080853)) and (B) Project GPA 24-73 (Union Crossings) amending the land use of seven (7) parcels from High Density Residential (HDR) and Commercial (C) to High Density Residential (HDR), Commercial (C), Park (P) for APNs: 226-160-34, -36, -37, -38, -39, -40, and -44) respectively (additional CEQA review not required due to consistency pursuant to CEQA Guidelines §15162 and §15183) (SCH# 2008092083))

Deputy Director of Planning Jesus Orozco provided a PowerPoint presentation.

Mayor Singh opened the public hearing at 8:01 p.m.

Demetri Filios provided public comment on the item.

Mayor Singh closed the public hearing at 8:02 p.m.

ACTION: Moved, seconded (Breitenbucher/Halford) to conduct a public hearing and adopt **Resolution R2024-207** approving a General Plan Amendment for: (A) Project GPA 22-66 (Quintal Road) amending the land use of four (4) parcels from Mixed-use Commercial (CMU) and Medium Density Residential (MDR) to High Density Residential (HDR) and Low Density Residential (LDR) for APNs: 224-040-52, -06, -07 and -11 respectively (Tiered IS/MND prepared pursuant to CEQA (SCH# 2024080853)) and (B) Project GPA 24-73 (Union Crossings) amending the land use of seven (7) parcels from High Density Residential (HDR) and Commercial (C) to High Density Residential (HDR), Commercial (C), Park (P) for APNs: 226-160-34, -36, -37, -38, -39, -40, and -44) respectively (additional CEQA review not required due to consistency

Motion carried:

AYES: Breitenbucher, Halford, Morowit, Nuño, Singh
NOES: None

- D.3. 24-588** Adopt a resolution accepting, filing, and making the findings identified in the City's AB 1600 report on Development Impact Fees for the fiscal year ended June 30, 2021.

Director of Finance Shay Narayan provided a brief report.

Mayor Singh opened the public hearing at 8:11 p.m. and seeing no one come forward; Mayor Singh closed the public hearing at 8:12 p.m.

ACTION: Moved, seconded (Halford/Nuño) to adopt **Resolution R2024-208** accepting, filing, and making the findings identified in the City's AB 1600 report on Development Impact Fees for the fiscal year ended June 30, 2021.

Motion carried:

AYES: Breitenbucher, Halford, Morowit, Nuño, Singh
NOES: None

- D.4. 24-589** Adopt a resolution accepting, filing, and making the findings identified in the City's AB 1600 report on Development Impact Fees for Fiscal Year ended June 30, 2022.

Director of Finance Shay Narayan provided a brief report.

Mayor Singh opened the public hearing at 8:13 p.m. seeing no one come forward; Mayor Singh closed the public hearing at 8:13 p.m.

ACTION: Moved, seconded (Breitenbucher/Halford) to adopt **Resolution R2024-209** accepting, filing, and making the findings identified in the City's AB 1600 report on Development Impact Fees for the fiscal year ended June 30, 2022.

Motion carried:

AYES: Breitenbucher, Halford, Morowit, Nuño, Singh
NOES: None

- D.5. 24-615** *Item previously noticed to be heard has been pulled from the agenda and will be heard at the City Council Meeting of December 3, 2024.*

City Council Consideration of Adopting Ordinance and Resolution

Updating Water Connection and Capacity Fees.

- D.6. 24-616** *Item previously noticed to be heard has been pulled from the agenda and will be heard at the City Council Meeting of December 3, 2024.*

City Council Consideration of Adopting Ordinance and Resolution
Updating Sewer Connection and Capacity Fees.**E. INFORMATIONAL ITEMS:**

- E.1. 24-613** Informational item only: Starting January 1, 2025, static language regarding Disclosure of Campaign Contributions will be added to all City Council Agendas.

Clerks Note: Item was not heard.

F. CITY MANAGER COMMENTS:

City Manager Toni Lundgren announced that the Manteca Police Department had started public education on red-light cameras; announced the Manteca Fire Department would host their annual Mustache Bash at Brethren Brewery on November 25, 2024 from 5:00 p.m. to 8:00 p.m.; announced the Manteca Fire Department Santa Run from December 9, 2024 through December 13, 2024 with more information available on social media; announced the Christmas at the Center event on December 5, 2024 with the tree lighting ceremony at 6:00 p.m., followed by festivities; announced the Recreation and Community Services Department would hold a Christmas decorating contest for homes with registration closing on December 16, 2024; announced the Recreation and Community Services Department's has opened the winter/spring registration for recreation programs; encouraged the public to view the current City of Manteca job opportunities online; announced that the City is closely monitoring the ongoing vote count for Measure Q from the November 5, 2024, general election and would continue to provide updates until the results are certified; and wished everyone a Happy Thanksgiving.

G. COUNCIL COMMENTS:

Councilmember Nuño highlighted the items approved by City Council that would improve the City; wished everyone a Happy Thanksgiving; and invited everyone to enjoy the Christmas Parade on December 7, 2024.

Councilmember Halford announced the annual free Thanksgiving meal hosted by various Manteca organizations at Golden West School on November 28, 2024 at 1:00 p.m.; announced that he was unable to attend the Diwali event due to being out of the state; announced the Annual Holiday Affair event hosted by Soroptimist International of Manteca on December 11, 2024 at 6:00 p.m.; invited everyone to enjoy the Christmas Parade on December 7, 2024; and wished everyone a Happy Thanksgiving.

Councilmember Morowit thanked everyone for a great meeting and wished everyone a Happy Thanksgiving.

Vice Mayor Breitenbucher wished everyone a Happy Thanksgiving; thanked Engineering Director Kevin Jorgensen and the Engineering Department for their work on pot hole repairs; announced reports of drag racing on Intermodal Way (a private street) and Interim Director of Development Services Department Barbara Harb indicated she would reach out to the property owner; commented on high traffic speed along Moffat Blvd. near the high school and suggested considering the addition of streetlights; commented on solar lighting at parks; and wished everyone a Happy Thanksgiving.

Mayor Singh spoke on traffic light at Moffat and Sherman; Thanked Engineering Department for pothole repair and wished everyone a Happy Thanksgiving.

H. ADJOURNMENT: Mayor Singh adjourned the meeting in memory of Vicki Miller and Former Mayor Carlon Perry at 8:24 p.m.

Cassandra Candini-Tilton
City Clerk