



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

**Tuesday, May 6, 2025  
6:00 PM**

**Council Chamber**

*1001 W. Center Street  
Manteca, CA 95337  
[www.manteca.gov](http://www.manteca.gov)*

**CITY COUNCIL**

*Mayor, Gary Singh*

*Vice Mayor, Charlie Halford - District 1*

*Councilmember, David Breitenbucher - District 3*

*Councilmember, Regina Lackey - District 2*

*Councilmember, Mike Morowit - District 4*

See last pages of agenda for information regarding meeting procedures.



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MANTECA CITY COUNCIL  
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Manteca, CA 95337  
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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](mailto: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](mailto: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 \$250 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 \$250 to a Board member 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: Rabbi Jason Gwasdoff, Temple Israel Stockton**

**AGENDA REVIEW AND SUPPLEMENTAL REPORTS: City Clerk**

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**DISCLOSURE OF EX PARTE COMMUNICATIONS: City Council****A. PRESENTATIONS:**

- A.1. [25-243](#) Certificate of Recognition honoring Scout Troop 828.
- Attachments:** [Attachment 1 - Certificate](#)
- A.2. [25-207](#) Proclamation proclaiming the month of May 2025 as Building Safety Month.
- Attachments:** [Attachment 1 - Proclamation](#)
- A.3. [25-210](#) Proclamation proclaiming National Public Works Week May 18-24, 2025
- Attachments:** [Attachment 1 - Proclamation](#)
- A.4. [25-238](#) Proclamation proclaiming National Police Week, May 11-17, 2025.
- Attachments:** [Attachment 1 - Proclamation](#)
- A.5. [25-162](#) Proclamation proclaiming Municipal Clerks Week, May 4 - May 10, 2025.
- Attachments:** [Attachment 1 - Proclamation](#)
- A.6. [25-246](#) Proclamation proclaiming April 24, 2025 as Holocaust Remembrance Day.
- Attachments:** [Attachment 1 - Proclamation](#)
- A.7. [25-227](#) Receive a Presentation from Rising Sun Center for Opportunity.
- Attachments:** [Attachment 1 - Presentation](#)

**B. PUBLIC COMMENT:****C. CONSENT ITEMS:**

*City Attorney:*

- C.1. [25-215](#) Approve a Memorandum of Understanding Between the South San Joaquin Irrigation District (SSJID) and the City of Manteca (the "City") Regarding the Intent to Pay in Lieu of Franchise Fees.
- Attachments:** [Attachment 1 - Memorandum of Understanding](#)
- C.2. [25-237](#) Receive a written report, pursuant to Government Code section 65858, subsection (d), describing measures taken to alleviate condition which led to the adoption of Urgency Ordinance Establishing a Temporary Moratorium on the Establishment of New, and Relocation or Expansion, of Existing Tobacco Retailer Businesses, also known as Smoke Shops,

within the City of Manteca.

**Attachments:** [Attachment 1 - Report](#)

*City Manager:*

- C.3. [25-219](#)** Staff recommends that the City Council receive and file the Fiscal Year 2025-2026 City Council Goals and Priorities Work Plan.

**Attachments:** [Attachment 1 - FY25-26 Council Goals and Priorities Work Plan 4.24.25.pdf](#)

- C.4. [25-231](#)** Adopt a resolution accepting Homeless Housing, Assistance and Prevention (HHAP) Program - Round 4 Grant for the Unsheltered Emergency Center in the amount \$196,951.73 and Street Outreach in the amount \$61,062.00; approve budget appropriations of \$196,952 and \$61,062; and authorize the City Manager to execute grant subrecipient agreements and all associated documents.

**Attachments:** [Attachment 1 - Resolution](#)  
[Attachment 2 - Homeless Housing, Assistance Prevention \(HHAP\) Program - R](#)  
[Attachment 3 - Homeless Housing, Assistance Prevention \(HHAP\) Program - R](#)

*Development Services:*

- C.5. [25-242](#)** Adopt a resolution approving a Services Agreement between the City of Manteca and Hunden Strategic Partners, Inc. for Phase 2 Continued Advisory Services and Developer Solicitation in support of the Family Entertainment Zone (FEZ) Master Plan Update.

**Attachments:** [Attachment 1 - Resolution](#)  
[Attachment 2 - Consultant Proposal](#)  
[Attachment 3 - Phase 1 Advisory Services Agreement](#)  
[Attachment 4 - Phase 2 Developer Solicitation Services Agreement](#)

*Engineering:*

- C.6. [24-516](#)** Set a Public Hearing no sooner than four (4) weeks from the date of this meeting for the S. Main Street Widening and Improvements Area of Benefit.

**Attachments:** [Attachment 1 - Location Map](#)  
[Attachment 2 - S. Main Street Widening and Improvements Area of Benefit Engi](#)

- C.7. [25-157](#)** Approve partial acceptance of public improvements for Machado Ranch Unit No. 1, Tract 4147, in accordance with the Subdivision Partial Acceptance Policy.

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

- C.8. [25-197](#)**      Adopt a resolution approving Amendment No. 2 to the Agreement (C2023-94) with DF Engineering, Inc. increasing the not-to-exceed total from \$150,000 to \$200,000; and authorizing the City Manager to sign Amendment No. 2 and take all appropriate actions necessary to carry out the purpose and intent of the resolution.

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - Amendment No. 2 DF Engineering](#)

- C.9. [25-216](#)**      Adopt a resolution approving the Improvement Agreement and Final Map for Griffin Park Unit No. 9, Tract 4230; authorizing the City Manager to sign and take all necessary steps to effectuate the Agreement and authorizing the Mayor to sign the Final Map.

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - Griffin Park Unit No. 9 Improvement Agreement](#)  
[Attachment 3 - Griffin Park Unit No. 9 Final Map](#)  
[Attachment 4 - Location Map](#)

- C.10. [25-230](#)**      Adopt a resolution accepting a Grant Deed from Kirk R. Goudy and Donna Leann Goudy, husband and wife as joint tenants (Goudy), for 1,570 square feet of real property for right-of-way purposes over a portion of 1717 S. Main Street (APN 224-021-35).

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

*Finance:*

- C.11. [25-186](#)**      Receive and file Fiscal Year 2024-25 Q3 Budget Performance Summary Report by Fund for the period ending March 31, 2025.

**Attachments:**      [Attachment 1 - Budget Performance Report Fiscal Year 2024-25 Q3](#)  
[Attachment 2 - Fiscal Year 2024-25 Q3 Budget Performance Summary](#)

*Fire Department:*

- C.12. [25-198](#)**      Approve Amendment No. 1 to the Professional Services Agreement C2024-36 Fire Plan Review Services with Interwest Consulting Group, increasing the compensation amount to \$110,000 and authorize the City Manager or designee to execute the amendment.

**Attachments:**      [Attachment 1 - Original Contract Interwest Consulting Group](#)  
[Attachemtn 2 - Amendment No. 1](#)

- C.13. [25-223](#)**      Adopt a resolution approving a budget appropriation of \$201,000 from the General Fund Fire Mutual Aid Reimbursement Revenue Account and amend the FY25 Capital Improvement Program (CIP) for Radio Communications Infrastructure Upgrade (CIP No. 24009).

**Attachments:**      [Attachment 1 - Resolution](#)

- C.14. [25-224](#)**      Adopt a resolution approving a budget appropriation of \$213,000 from the General Fund Fire Mutual Aid Reimbursement Revenue Account and amend the FY25 Capital Improvement Program (CIP) for Used Fire Apparatus and Equipment Project (CIP No. 24080).

**Attachments:**      [Attachment 1 - Resolution](#)

- C.15. [25-233](#)**      Adopt a resolution authorizing an agreement with San Joaquin County, titled "San Joaquin County Special Assessment Charge Agreement," to apply a direct assessment of delinquent enforcement fees, fines, and abatement costs to the property owner as listed on the last equalized assessment roll maintained by the San Joaquin County Assessor.

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - Direct Assessment Certification](#)

*Human Resources:*

- C.16. [25-214](#)**      Adopt a resolution approving Professional Services Agreement with Gallagher Benefit Services, Inc. ("Gallagher"), approving a budget appropriation of \$66,550 to cover expenditures for the remainder of Fiscal Year 2024-25 and authorizing the City Manager to execute the agreement.

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - Professional Services Agreement - Gallagher and City of Mantec](#)

*Information Technology and Innovation:*

- C.17. [25-220](#)**      Adopt a resolution accepting the California Office of Emergency Services (CalOES) State and Local Cybersecurity Grant Program (SLCGP) award in the amount of \$250,000; approve an appropriation of \$250,000 to Miscellaneous Grants (Fund 101) revenue and expenditure accounts; and authorize the City Manager to execute grant agreements and all associated documents.

- Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - Governing Body Authorization Form](#)  
[Attachment 3 - CalOES Cybersecurity Grant Award Letter](#)  
[Attachment 4 - FY 2024 SLCGP Awardee List](#)

*Legislative Services/City Clerk:*

- C.18. [25-221](#)**      Approval of the April 15, 2025, Special and Regular Meeting Minutes.

- Attachments:**      [Attachment 1 - Special Meeting Minutes April 15, 2025](#)  
[Attachment 2 - Regular Meeting Minutes April 15, 2025](#)

- C.19. [25-228](#)**      Waive the second reading by substitution of the title and adopt an Ordinance of the City Council of the City of Manteca, State of California, to pre-zone APNs 197-020-21, -22, -23, -41, -46, and -47, to the One-Family Dwelling (R-1) and Park (P) zoning districts and pre-zone APNs: 197-020-20, -29, -30, -35, and -36, to the One-Family Dwelling (R-1) zone district, located within the Union Ranch North Annexation Project.

- Attachments:**      [Attachment 1 - Ordinance](#)  
[Attachment 2 - Exhibit A: Pre-Zoning Map](#)

- C.20. [25-229](#)**      Waive the second reading by substitution of the title and adopt an Ordinance of the City Council of the City of Manteca, State of California, for Development Agreement 25-01 for the Union Ranch North Annexation Project parcels APNs: 197-020-21, -22, -23, -41, -46, and -47.

- Attachments:**      [Attachment 1 - Ordinance](#)  
[Attachment 2 - Exhibit A : Development Agreement](#)

*Public Works:*

- C.21. [25-222](#)**      Review and consider the approval of a request for the renaming of Lincoln Park to Marion Elliott Park.

- Attachments:**      [Attachment 1 - Formal Park Renaming Request](#)  
[Attachment 2 - Support Signatures](#)  
[Attachment 3 - Park Location Map](#)

- C.22. [25-225](#)**      Adopt a resolution accepting a grant of Easement from 320 Airport Way LLC on assessor parcel numbers 200-350-17,200-350-32, 200-350-33 and 200-350-48 through 200-350-60 along the southwestern edge of the Manteca Golf Course for purposes of a golf ball easement.

- Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - Golf Ball Easement Agreement with Exhibits A, B, C-1 and C-2](#)

- C.23. [25-226](#)**      Adopt a resolution approving Plans and Specifications for the Woodward

Park Splash Pad - Phase II Restroom Relocation (CIP 24086), approving the California Environmental Quality Act Notice of Exemption determination, authorizing a Call for Bids, and authorizing 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 Reg. § 15301(e)).

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - Invitation to Bid](#)  
[Attachment 3 - Notice of Exemption](#)  
[Attachment 4 - Vicinity and Location Map](#)

#### **D. INTERVIEWS AND APPOINTMENTS:**

- D.1. [25-239](#)**      It is recommended that the Mayor and Council interview and appoint seven applicants to the Recreation and Parks Commission to fill six regular member seats and one alternate seat. Two members (at-large) and the alternate (at-large) will be appointed by the Mayor with terms ending December 31, 2026, one member that will be appointed by the District 3 Councilmember with a term ending December 31, 2026, one member that will be appointed by the District 4 Councilmember with a term ending December 31, 2026, one member that will be appointed by the District 2 Councilmember with a term ending December 31, 2028 and one member that will be appointed by the District 1 Councilmember with a term ending December 31, 2028.

**Attachments:**      [Attachment 1 - Applications](#)  
[Attachment 2 - Bylaws.pdf](#)

- D.2. [25-241](#)**      It is recommended that the City Council interview and appoint six applicants, to the Public Safety Sales Tax Oversight Committee to fill five regular member seats and one alternate seat. One member (at-large) and the alternate (at-large) will be appointed by the Mayor with terms ending December 31, 2026, one member that will be appointed by the District 3 Councilmember with a term ending December 31, 2026, one member that will be appointed by the District 4 Councilmember with a term ending December 31, 2026, one member that will be appointed by the District 2 Councilmember with a term ending December 31, 2028 and one member that will be appointed by the District 1 Councilmember with a term ending December 31, 2028.

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

- D.3. [25-240](#)**      It is recommended that the City Council interview and appoint two applicants to the Citizens Oversight Committee (Measure Q) to fill one regular member seat and one alternate (at-large) seat. One member will be

appointed by the District 3 Councilmember with a term ending December 31, 2026; and the alternate will be appointed by the Mayor with a term ending December 31, 2026.

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

**E. CITY MANAGER COMMENTS:**

**F. COUNCIL COMMENTS:**

**G. ADJOURNMENT:**

*The next regularly scheduled City Council meeting is Tuesday, June 3, 2025, 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, May 1, 2025 by 6:30 p.m.*

*/s/ Marco Martinez*

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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](http://www.manteca.gov); you may also contact the City Clerk for information by email at [mayorcouncilclerk@manteca.gov](mailto: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](mailto: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.