

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

October 21, 2024

CALL TO ORDER:

Roll Call: 3:03 p.m.

Present: Halford, Morowit, Nuño, Breitenbucher, Singh

INVOCATION/FLAG SALUTE: was led by Vice Mayor Breitenbucher.

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

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

- Updated Attachment 2 - Exhibit A, legal description and adding location map to exhibit D for Item C.1.
- PowerPoint by City staff for item D.1.

DISCLOSURE OF EX PARTE COMMUNICATIONS: None

A. PRESENTATIONS:

- A.1. 24-548** Present a proclamation proclaiming October 2024, as Breast Cancer Awareness Month.

The City Council presented the proclamation to City staff and members of the Community.

- A.2. 24-549** Present a Proclamation proclaiming October 28, 2024, as National First Responders Day.

The City Council presented the proclamation to members of the Manteca Police Department, Fire Department, and the Manteca District Ambulance.

- A.3. 24-551** Present a Proclamation proclaiming November 8, 2024, World Town Planning Day.

City Council presented the proclamation to members of the Development Services Planning Division.

B. PUBLIC COMMENT: None

C. CONSENT ITEMS:

ACTION: Moved, seconded (Nuño/Halford) to approve the Consent Calendar with the exception of items C.1 and C.2 being pulled for discussion.

Motion carried:

AYES: Halford, Morowit, Nuño, Breitenbucher, Singh

NOES: None

City Manager:

C.1. 24-504 *Item pulled by Councilmember Nuño*

Adopt a resolution approving a Disposition and Development Agreement for the sale of real property located at 282 N. Airport Way for the development of multi-family apartment complex, authorize the Mayor to sign the Development Agreement, and authorize the City Manager to sign all documents necessary to effectuate the Development Agreement.

Housing & Homeless Services Manager Vielka Guarascio responded to questions from City Council.

ACTION: Moved, seconded (Nuño/Halford), as amended, to adopt **Resolution R2024-176** approving a Disposition and Development Agreement for the sale of real property located at 282 N. Airport Way for the development of multi-family apartment complex, authorize the Mayor to sign the Development Agreement, and authorize the City Manager to sign all documents necessary to effectuate the Development Agreement.

Motion carried:

AYES: Halford, Morowit, Nuño, Breitenbucher, Singh

NOES: None

C.2. 24-544 *Pulled by Councilmembers Breitenbucher and Morowit; and Mayor Singh*

Adopt a resolution authorizing the purchase of an additional dormitory modular unit for the City of Manteca's Unsheltered Emergency Low Barrier Navigation Center at a cost not to exceed \$330,939.74, including a 10% contingency, along with the extension of electrical services and re-evaluation of an environmental assessment in compliance with 24 CFR Part 58 § 58.47(a)(1), acceptance of eight (8) refurbished 8x20 insulated containers, and authorize the City Manager to sign all necessary documents associated with this purchase (Exempt from NEPA pursuant to 24 CFR Part 58 § 58.47(a)(1) (no significant environmental impacts); Exempt from CEQA pursuant to 14 Cal. Code Regs. § 15269 (c) (Emergency Project and per AB 101, Government Code section 65583.2(i))).

Housing & Homeless Services Manager Vielka Guarascio and

City Manager Toni Lundgren responded to questions from City Council.

ACTION: Moved, seconded (Breitenbucher/Morowit) to adopt **Resolution R2024-177** authorizing the purchase of an additional dormitory modular unit for the City of Manteca's Unsheltered Emergency Low Barrier Navigation Center at a cost not to exceed \$330,939.74, including a 10% contingency, along with the extension of electrical services and re-evaluation of an environmental assessment in compliance with 24 CFR Part 58 § 58.47(a)(1), acceptance of eight (8) refurbished 8x20 insulated containers, and authorize the City Manager to sign all necessary documents associated with this purchase (Exempt from NEPA pursuant to 24 CFR Part 58 § 58.47(a)(1) (no significant environmental impacts); Exempt from CEQA pursuant to 14 Cal. Code Regs. § 15269 (c) (Emergency Project and per AB 101, Government Code section 65583.2(i))).

Motion carried:

AYES: Halford, Morowit, Nuño, Breitenbucher, Singh

NOES: None

- C.3. 24-520** Adopted **Resolution R2024-178** accepting a Grant Deed from Pulte Home Company, LLC for a 714 square foot Wall and Landscape Easement over a portion of 1544 Pinchot Drive (APN 268-290-02) and accepted a Grant Deed from TMPG Oakwood Trails, LLC for a 742 square foot Wall and Landscape Easement over a portion of 1558 Pinchot Drive (APN 268-290-01).
- C.4. 24-534** Adopted **Resolution R2024-179**, as a land use agency, relying on the 2023 Annual Adequate Progress Report Update provided by the San Joaquin Area Flood Control Agency (SJAFCA), validating the July 5, 2016, Finding of Adequate Progress in the Mossdale Tract Area.
- C.5. 24-555** Adopted **Resolution R2024-180** approving grading and construction of improvements prior to filing of the Final Map for the Griffin Park Unit No. 6 subdivision.

Legislative Services/City Clerk:

- C.6. 24-546** Approved the October 1, 2024, Special and Regular Meeting Minutes.

Police Department:

- C.7. 24-539** Adopted **Resolution R2024-181** accepting a grant from the State of California Department of Alcoholic Beverage Control in the amount of \$40,000 for the fiscal year 2024-2025, authorized budget amendments as necessary, and authorized Chief of Police Stephen Schluer to sign grant

application.

Public Works:

- C.8. 24-543** Adopted **Resolution R2024-182** approving the budget appropriation of \$1,150,000 dollars from Solid Waste Cost Recovery fund 670 to purchase two Solid Waste automatic side loader trucks.
- C.9. 24-541** Approved Amendment No. 1 to Professional Services Agreement (C2023-182) with Big Truck Rental, LLC extending the contract term to November 1, 2025, increasing the compensation by \$975,000 or a total not-to-exceed amount of \$1,075,000 for the rental of five new compressed natural gas Automatic Side Loaders to collect all three commodities; and authorized the City Manager or designee to sign the amendment.

D. DISCUSSION ITEMS:

- D.1. 24-545** Receive and accept the FY 2022-23 Annual Comprehensive Financial Report for the City of Manteca and the Manteca Financing Authority.

Shay Narayan, Finance Director, gave a brief PowerPoint presentation and introduced Amy Meyer from Maze & Associates, who presented a report.

Judy Blumhorst spoke on the item.

ACTION: Moved, seconded (Halford/Breitenbucher) to Receive and accept the FY 2022-23 Annual Comprehensive Financial Report for the City of Manteca and the Manteca Financing Authority.

Motion carried:

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

The City Council, City Manager Toni Lundgren, Assistant City Manager Jose Jasso, and Director of Finance Narayan presented Emily Patton with flowers to show their appreciation of all her hard work within the Finance Department.

E. CITY MANAGER COMMENTS:

City Manager Toni Lundgren thanked the Public Works Solid Waste Division for a great Shred-it event on October 19, 2024; thanked the Recreation and Community Services Department for a successful summer of Music on Maple events and Movies in the Park events; announced that Youth in Government Day would be held on October 23, 2024 at City Hall; announced current road work and detours within the City; announced that the City Hall ballot drop box was currently open 24/7 until Election Day on November 5, 2024; announced the

Recreation and Community Services Master plan workshop on October 22, 2024 from 6:00 p.m. to 8:00 p.m.; announced the Pink Party for Breast Cancer Awareness Month on October 29, 2024, at the Senior Center from 4:00 p.m. to 7 p.m.; announced the Monster Mash trick-or-treat event at City Hall on October 31, 2024 from 9:00 a.m. to 10:00 a.m.; announced the City clean-up for District 4 residents at Northgate Park on November 9, 2024 from 8:00 a.m. to 2:00 p.m.; announced the Trunk-or-Treat event on October 26, 2024 starting at 10:00 a.m.; announced the Public Safety Facebook live on October 30, 2024 at 5:30 p.m.; thanked all those who wore pink to the meeting; and thanked the Finance Department for all the hard work they have done on the recent audits.

F. COUNCIL COMMENTS:

Councilmember Halford thanked the Finance Department for all the hard work they have done on the recent audits; spoke on the Lathrop Road improvements; and reported on his attendance at the League of California Cities Annual Conference from October 15-18, 2024.

Councilmember Nuño thanked the Finance Department for all the hard work they have done on the recent audits; spoke on his excitement to see the road improvements almost completed; and reported on his attendance at the League of California Cities Annual Conference from October 15-18, 2024.

Councilmember Morowit reported on his attendance at the League of California Cities Annual Conference from October 15-18, 2024; and requested and received City Council consensus for City staff to explore implementing a policy for city-wide development standards.

Vice Mayor Breitenbucher reported on his attendance at the League of California Cities Annual Conference from October 15-18, 2024; and spoke on homelessness concerns and efforts.

Mayor Singh reported on his attendance at the League of California Cities Annual Conference from October 15-18, 2024; announced the Manteca Chamber of Commerce Wine Stroll on October 26, 2024 at 6:00 p.m.; thanked the Public Works Solid Waste Division for a great Shred-it event on October 19, 2024; thanked the Recreation and Community Services Department for a successful summer of Music on Maple events and Movies in the Park events; and requested and received City Council consensus for City staff to explore implementing a Community Facilities Districts (CFD) policy standards for the City.

G. ADJOURNMENT: Mayor Singh adjourned the meeting at 4:40 p.m.

**CASSANDRA CANDINI-TILTON
CITY CLERK**