



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

**Tuesday, June 18, 2019
7:00 PM**

City Hall Council Chambers

*1001 W. Center Street
Manteca, CA 95337
www.mantecagov.com*

CITY COUNCIL

***Mayor, Benjamin Cantu
Vice Mayor, David Breitenbucher
Councilmember, Debby Moorhead
Councilmember, Jose Nuño
Councilmember, Gary Singh***

See last pages of agenda for information regarding meeting procedures.



REGULAR MEETING AGENDA

MANTECA CITY COUNCIL

JUNE 18, 2019

7:00 PM

1001 W. Center Street

Manteca, CA 95337

www.mantecagov.com

CALL TO ORDER: Mayor Cantu

ROLL CALL: City Clerk

INVOCATION/FLAG SALUTE: Douglas Montandon, Love INC

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

A. PUBLIC COMMENT:

B. CONSENT ITEMS:

- B.1. [19-274](#) Adopt a resolution accepting construction for the Manteca Transit Center Shade Structure Repair Project as complete; authorize the City Clerk to file a Notice of Completion.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Notice of Completion](#)

- B.2. [19-288](#) Adopt a resolution accepting the improvements as part of the Golf Clubhouse Staircase Project as complete, and authorize the City Clerk to file a Notice of Completion.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Notice Of Completion](#)
[Attachment 3 - Final Payment Certification](#)

- B.3. [19-289](#) Adopt a resolution approving Partial Assignment and Assumption of the Shadowbrook Development Agreement from Trumark Homes LLC to TH Centre Investors LLC; authorize the City Manager to sign the Agreement.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Partial Assignment and Assumption Agreement](#)
[Attachment 3 - Shadowbrook Large Lot Map](#)

- B.4. [19-294](#) Waive the final reading by substitution of the title and adopt an ordinance of the City Council of the City of Manteca repealing and replacing Municipal Code, Title 9 Public Peace, Morals and Welfare, Chapter 9.28 Massage

Establishments and Masseurs.

Attachments: [Attachment 1 - Ordinance](#)

- B.5. [19-306](#)** Consider Authorizing Mayor to Sign SSJID Retail Electric Support Letters.

Attachments: [Attachment 1 - Retail Electric Support Letter](#)

C. PUBLIC HEARINGS:

- C.1. [19-290](#)** After receiving public testimony, take the following actions: 1) Adopt a resolution ordering the levy and collection of annual assessments for the City's Landscape Maintenance Districts and Benefit Assessment Districts for Fiscal Year 2019-20 as listed; and 2) Approve San Joaquin County Certification of Assessment relating to the collection and levying of special assessments for the City's Landscape Maintenance and Benefit Assessment Districts.

Attachments: [Attachment 1 - Executive Summary](#)
 [Attachment 2 - Resolution](#)
 [Attachment 3 - DA Certification of Assessment](#)

- C.2. [19-291](#)** After taking public testimony: Adopt a resolution approving the attached Final Budget for the City of Manteca's Annual Budget and Financial Plan for Fiscal Year 2019-20 and the City of Manteca's Capital Improvement Plan (CIP) for Fiscal Years 2020-2024.

Attachments: [Resolution Budget Adoption](#)
 [Final Budget FY 2019-20](#)

D. DISCUSSION ITEMS:

- D.1. [19-293](#)** Receive an update from a PG&E representative about the Public Safety Power Shutoff Policy and a staff update about the city's plans, public safety, utilities, and traffic safety.

Attachments: [Attachment 1 - PowerPoint by PG&E Staff](#)
 [Attachment 2 - PowerPoint by City Staff](#)

- D.2. [19-281](#)** Approve an agreement with Lehr to provide a citywide Automated License Plate Reader (ALPR) camera system and approve the City Manager to sign the agreement and all related documents.

Attachments: [Attachment 1 - RFP](#)
 [Attachment 2 - Agreement](#)
 [Attachment 3 - Proposal](#)

- D.3. [19-269](#)** Receive and file a report on Solid Waste recycling and authorize the City

Manager to sign an amendment with San Joaquin County.

Attachments: [Attachment 1 - Amendment 2](#)
 [Attachment 2 - Study](#)

- D.4. [19-270](#)** Receive final design of Wayfinding Signs

Attachments: [Attachment 1 - Wayfinding Sign Final 5-24-19](#)

- D.5. [19-307](#)** Authorize a Request for Proposal to attract interest in development of a Class A office park on City-owned land at 1844 Daniels Street.

Attachments: [Attachment 1 - RFP](#)

- D.6. [19-310](#)** Authorization to include 282 N. Airport Way and 2215 Daniels Street in the Auction for the Successor Agency Properties; provide direction to staff related to the disposition of other vacant parcels to be discussed.

Attachments: [Attachment A - Broker Opinion of Value](#)
 [Attachment B - 282 N Airport Way Housing Parcel](#)
 [Attachment C - WQCF Deed Map](#)
 [Attachment D - BLD Vicinity Hotel Report](#)
 [Attachment E - Map Exhibit for City Vacant Daniels Properties](#)

E. INFORMATIONAL ITEMS:

- E.1. [19-287](#)** California Consulting May 2019 Grant Report; Informational Item

Attachments: [Attachment 1 - May 2019 Grant Report](#)

- E.2. [19-303](#)** City Progress Report; Informational Item

Attachments: [Attachment 1 - City Progress Report](#)

F. CITY MANAGER COMMENTS:

G. COUNCIL COMMENTS:

H. ADJOURNMENT:

The next scheduled City Council meeting is July 16, 2019.

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 June 14, 2019, by 5:30 p.m.

/s/ Cassandra Candini-Tilton

CASSANDRA CANDINI-TILTON
INTERIM 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.mantecagov.com; you may also contact the City Clerk for information by email at mayorcouncilclerk@mantecagov.com; by calling (209) 456.8017; or in person at 1001 W. Center St., Ste. B, 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@mantecagov.com. 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.). 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, or at the discretion of the Mayor or City Council.

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, unless modified at the discretion of the Mayor or City Council. 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.

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 ten (10) 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. 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.