

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

**August 17, 2021**

**CALL TO ORDER:** 7:00 p.m.

Roll Call:

Present: Breitenbucher, Halford, Nuño, Singh, Cantu

**INVOCATION/FLAG SALUTE:** the invocation was led by Mohammad ElFarra, Islamic Center of Manteca, and the Flag Salute was led by Vice Mayor Singh.

**AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

City Clerk Cassandra Candini-Tilton announced COVID-19 guidelines for the meeting and the following supplemental reports:

- Communication from Alisia Smith
- Updated Resolution and Final Map from City Staff for item B.4.
- Updated title for item B.10 to include language “Adopt a resolution approving an agreement with South San Joaquin County Fire Authority”
- PowerPoint, updated resolution, and updated title for item C.1 to include language “waive the first reading by substitution amending the Northwest Airport Way Master Plan to eliminate Road “J” from the Master Plan area”. This item will also need to be approved as amended.
- PowerPoint, updated Attachment 2 overall budget summary, and Attachment 3 updated CIP Listing from City Staff for item D.1.

On behalf of staff, City Clerk Tilton requested the hearing of item D.3 immediately after the Consent Calendar. Council consensus to hear item D.3 immediately after the Consent Calendar.

**A. PUBLIC COMMENT:**

Assistant City Clerk Olivia Nashed read public comment into the record from Alisia Smith regarding subdivision Dutra Estates.

Assistant City Clerk Nashed read public comment into the record from Lei Ann Larson regarding Homeless Navigation Center on Main Street.

Norman Hauser provided public comment regarding the CenterPoint project.

Bill Barnhart provided public comment regarding Intermodal Way.

Glenda DeLoney provided public comment regarding the CenterPoint project.

Mike Azevedo provided public comment regarding Intermodal Way.

Mary Meninga provided public comment regarding citations for trucks on Lathrop Road.

Mary Kenefick provided public comment regarding CenterPoint project.

Sylvia Kimes provided public comment regarding traffic safety on Cottage Avenue.

Jonathan Pruitt provided public comment regarding STAA trucks on Lathrop Road.

Dorothy Holford provided public comment regarding traffic safety on Cottage Avenue.

Judy Stewart provided public comment regarding traffic safety on Cottage Avenue.

### **B. CONSENT ITEMS:**

**ACTION:** Moved, seconded (Breitenbucher/Singh) to approve the Consent Calendar with the exception of item B.16 pulled by Mayor Cantu.

Motion carried:

AYES: Breitenbucher, Halford, Nuño, Singh, Cantu

NOES: None

- B.1.** Adopted **Resolution R2021-104** continuing the Proclamation of Local Emergency in response to the Coronavirus (COVID-19).
- B.2.** Adopted **Resolution R2021-105** appointing the Director of Employee Services & Engagement as the City's Primary Board Member and the Risk Analyst as the Alternate Board Member to the Municipal Pooling Authority of Northern California.
- B.3.** Adopted **Resolution R2021-106** accepting public improvements for Crivello Estates Unit No. 2, Tract No. 3869 subdivision; approved exoneration of the Performance Bond; and approved exoneration of the Labor and Materials Bond six (6) months after the date of acceptance.
- B.4.** Adopted **Resolution R2021-107** approving the Improvement Agreement and Final Map for Cerri Unit No. 4, Tract 4095.
- B.5.** Adopted **Resolution R2021-108** terminating the Groundwater Basin Authority (GBA) Joint Exercise of Powers Agreement (Agreement) and authorized City Manager or designee to execute the Agreement to Terminate.
- B.6.** Adopted **Resolution R2021-109** rescinding the award of Area 1 Waterline Replacement Phase I Project to Mazingo Construction Incorporated; and authorized the Interim City Manager or designee to take all actions needed to rescind the award.
- B.7.** Adopted **Resolution R2021-110** approving a Purchase and Sale Agreement for property located at 336 Moffat Boulevard, in the amount not to exceed \$350,000, and a Housing Valuation Study and Last Resort Housing Plan, in the amount not to exceed \$175,000, and authorized the Mayor to sign the Agreement and all necessary documents.
- B.8.** Adopted **Resolution R2021-111** approving a budget appropriation of \$50,000.00 and approved an agreement with Tripepi Smith for City Council Districting Formation Services in an amount not to exceed a total of \$150,000.00, and authorized the City Manager to sign.
- B.9.** Approved an agreement with Stantec Consulting Services Inc, in the amount \$299,000.00, to perform the Wastewater Quality Control Facility (WQCF) Operations and Maintenance Manual Project (CIP# 21007).
- B.10.** Adopted **Resolution R2021-112** approving an agreement with the South San

Joaquin County Fire Authority for fire prevention management services through June 30, 2022 and authorized the City Manager to execute all related documents.

- B.11.** Approved an agreement with Badger Meter for the City of Manteca Water Division Meter Installations. Established authorizations for City Manager to sign all contract and amendments pertaining to the aforementioned Contract.
- B.12.** Approved an agreement with R&B Company for the City of Manteca Water Division. Established authorizations for City Manager to sign all contract and amendments pertaining to the aforementioned Contract.
- B.13.** Approved the temporary transfer of 220 Moffat property back to the Successor Agency for proper disposition back to the City of Manteca, and acknowledge acceptance of the 220 Moffat property.
- B.14.** Approved the City of Manteca Transit's 2021 Title VI Program that is required by the FTA every three years.
- B.15.** Waived the first reading and introduced an ordinance adding 1.08.050 General Elections - Campaign Limits.
- B.16.** *Pulled by Mayor Cantu.*  
Waive the final reading by substitution of the title and adopt an ordinance adding a new City Ordinance of 10.52.060 to the City of Manteca regarding Auxiliary Noise Complaints from trucks.

Chief of Police Mike Aguilar provided brief report.

**ACTION:** Moved, seconded (Cantu/Halford) to waive the final reading by substitution of the title and adopt **Ordinance O2021-09** adding a new City Ordinance of 10.52.060 to the City of Manteca regarding Auxiliary Noise Complaints from trucks.

Motion carried:

AYES: Breitenbucher, Halford, Nuño, Singh, Cantu

NOES: None

- B.17.** Waived the final reading by substitution of the title and adopted **Ordinance O2021-10** amending Manteca Municipal Code 2.04.010 - Meetings - time and place.
- B.18.** Approved City Council Meeting Minutes.

### **D. DISCUSSION ITEM – Consensus for item to be heard after Consent Calendar.**

- D.3.** Vice Mayor Singh and Councilmember Nuño to provide an update on the Cannabis 2X2 efforts.

Vice Mayor Singh and Councilmember Nuño provided PowerPoint presentation.

Bill Barnhart provided public comment.

Norman Hauser provided public comment.

Discussion ensued with HdL Consultant David McPherson, RWG Consultant Marcela Marroquin, and Chief of Police Aguilar regarding safety measures and protocols for drivers under cannabis influence.

Zach Drivon provided public comment.

Council discussion ensued regarding dispensaries, revenue, medical vs. recreational uses, and next steps in process.

**Clerk Note:** no formal action.

### C. PUBLIC HEARINGS:

- C.1.** Adopt a resolution approving an Initial Study/Mitigated Negative Declaration and Site Plan and Design Review for a 141,360 square-foot warehouse at 2803 North Airport Way subject to the Conditions of Approval, and adopt an ordinance amending the Northwest Airport Way Master Plan to eliminate Road “J” from the Master Plan area.

Director of Development Services Chris Erias and Associate Planner Mallorie Fenrich provided a PowerPoint presentation.

Council discussion ensued with Director of Development Services Erias regarding improvement of Roth Road, truck traffic, number of vans, and streetlights.

Mayor Cantu opened the Public Hearing at 8:49 p.m.

Bill Barnhart provided public comment.

Norman Hauser provided public comment.

Mayor Cantu closed the Public Hearing at 8:56 p.m.

**ACTION:** Moved, seconded (Singh/Breitenbucher) to adopt **Resolution R2021-113** approving an Initial Study/Mitigated Negative Declaration and Site Plan and Design Review for a 141,360 square-foot warehouse at 2803 North Airport Way subject to the Conditions of Approval and waived the first reading by substitution amending the Northwest Airport Way Master Plan to eliminate Road “J” from Master Plan area.

Motion carried:

AYES: Breitenbucher, Halford, Nuño, Singh, Cantu

NOES: None

Mayor Cantu adjourned to recess at 8:58 pm.

Mayor Cantu reconvened the meeting at 9:08 pm.

**D. DISCUSSION ITEMS:**

- D.1.** Receive a presentation and an update on the FY 2021-22 Adopted Budget and adopt a resolution approving FY 2021-22 Budget Correction 2.

Acting Director of Finance Jared Hansen provided a PowerPoint presentation.

Council thanked Acting Director of Finance Hansen and Finance staff for their efforts in the budget process.

**ACTION:** Moved, seconded (Halford/Breitenbucher) to adopt **Resolution R2021-114** approving FY 2021-22 Budget Correction 2.

Motion carried:

AYES: Breitenbucher, Halford, Nuño, Singh, Cantu

NOES: None

- D.2.** Council discussion and direction to the City's official voting delegates, regarding the proposed League of California Cities Resolution.

City Clerk Tilton provided a brief report.

Discussion ensued with Councilmember Halford, Acting Assistant City Manager Lundgren, and Acting Director of Finance regarding the Bradley Burns 1% local sales tax.

**ACTION:** Moved, seconded (Singh/Cantu) to vote yes on the proposed League of California Cities Resolutions.

Motion carried:

AYES: Breitenbucher, Halford, Nuño, Singh, Cantu

NOES: None

**E. CITY MANAGER COMMENTS:**

Interim City Manager Mike Harden provided information regarding department directors volunteering and Second Harvest Food Bank on Thursday, August 19<sup>th</sup>; excitement regarding City Manager recruitment; and thanked the Finance and Development Services Departments.

**F. COUNCIL COMMENTS:**

Vice Mayor Singh provided comment regarding street vendors and requested staff to research ordinance requirements. Council consensus to staff to research street vendor ordinance, which may exceed three hours of staff time.

Councilmember Halford thanked staff and to keep up the good work.

Councilmember Breitenbucher commented on Sierra High students observing Council meetings; and requested Council adjourn in memory of his uncle, Dave Cameron.

Councilmember Nuño commented on school starting again in person causing additional traffic.

Mayor Cantu stated that a complaint was received regarding a streetlight that was knocked down at Industrial Park Drive and requested City Council consensus to have staff research the establishment of an Environmental Commission and place on the next agenda. Council consensus to place on Council agenda for the second meeting in September.

**G. ADJOURNMENT:** Mayor adjourned meeting at 9:31 p.m. in Memory of Dave Cameron.

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