



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

**Tuesday, June 21, 2022  
7:00 PM**

**City Hall Council Chambers**

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

**CITY COUNCIL**

*Mayor, Benjamin Cantu  
Vice Mayor, Charlie Halford  
Councilmember, David Breitenbucher  
Councilmember, Jose Nuño  
Councilmember, Gary Singh*

See last pages of agenda for information regarding meeting procedures.



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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 the following ways.

- **In Person:**
  - The City Council Chambers are open to the public in accordance with CDPH and CalOsha guidelines.
- **Zoom Webinar:**
  - To call or log into Zoom Webinar, please use the following:  
Meeting ID: 826 7726 8640  
Phone number: (669) 900 6833
  - To speak during an item you must use the Raise Your Hand feature. If dialing in, press \*9 to Raise Your Hand.
  - Please remain muted until called upon
  - If you have questions on the Zoom Webinar process, please email:  
[mayorcouncilclerk@ci.manteca.ca.us](mailto:mayorcouncilclerk@ci.manteca.ca.us) or call (209) 456-8017.
- **eComment - <https://www.ci.manteca.ca.us/CityClerk/Pages/City-Council-Video.aspx> 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 [mayorcouncilclerk@ci.manteca.ca.us](mailto:mayorcouncilclerk@ci.manteca.ca.us)**
  - Received no later than two hours prior to the meeting and limited to 250 words to be read into the record.
  - Public Comment over 250 words will be made part of the official record.
- **Mail: Office of the City Clerk, 1001 W. Center St., Ste. G, Manteca, CA 95337**
  - Received no later than two hours prior to the meeting and limited to 250 words to be read into the record.
  - Public Comment over 250 words will be made part of the official record.
- **Hand delivered to: Office of the City Clerk, 1001 W. Center St., Ste. G, Manteca, CA 95337**
  - Received no later than two hours prior to the meeting and limited to 250 words to be read into the record.
  - Public Comment over 250 words will 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.*

**CALL TO ORDER: Mayor Cantu**

**ROLL CALL: City Clerk**

**INVOCATION/FLAG SALUTE: Cecily Ballungay, HOPE Ministries**

**AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

**A. PUBLIC COMMENT:**

**B. CONSENT ITEMS:**

*City Manager:*

- B.1. [22-324](#)** Adopt a resolution continuing the Proclamation of Local Emergency in response to the Coronavirus (COVID-19).

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

- B.2. [22-342](#)** Adopt a resolution declaring pursuant to Government Code Section 54221(b) that real property owned by the City located at 282 N. Airport Way is surplus land, and taking related actions, and determine the property exempt from CEQA review under section 15061 (b) (3) of title 14 of the California Code of Regulations.

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

- B.3. [22-313](#)** Adopt a resolution approving Amendment No. 2 with Inner City Action, Inc. for the operation of the Unsheltered Emergency Center for an amount not-to-exceed \$777,618.

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

- B.4. [22-320](#)** Adopt a resolution revising the funding allocation of 2022-23 Community Development Block Grant (CDBG) fund and revising the funding allocation of the 2022-23 Home Investment Partnership Act (HOME) funds.

**Attachments:** [Attachment 1 - Resolution](#)  
[Attachment 2 - Revised Funding Allocation](#)

*Development Services:*

- B.5. [22-295](#)** Adopt a resolution approving a contract for plan check and inspection services with CSG Consultants for an amount not to exceed \$500,000.

**Attachments:** [Attachment 1 - Resolution](#)  
[Attachment 2 - Contract](#)

- B.6. [22-296](#)** Adopt a resolution approving a contract for plan check and inspection services with BPR Consulting Group for an amount-not-exceed \$250,000.

**Attachments:** [Attachment 1 - Resolution](#)  
[Attachment 2 - Contract](#)

- B.7. [22-321](#)** 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, amending the zoning map to approve a pre-zone (file no. prz20-42) and planned development overlay (file no. pd20-42) for the Lumina at Machado Ranch annexation.

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

- B.8. [22-339](#)** 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 approving the development agreement between the City of Manteca and Signature Homes and Joanne M. Kimbrough separate property trust for the development known as Lumina at Machado Ranch.

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

Engineering:

- B.9. [22-238](#)** Adopt a resolution approving the Improvement Agreement and Final Map for Denali Unit No. 2, Tract 4100, and approving the Improvement Agreement for the Denali Unit No. 2 Offsite Improvements.

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - Denali Unit No. 2 Intract Improvement Agreement](#)  
[Attachment 3 - Denali Unit No. 2 Offsite Improvement Agreement](#)  
[Attachment 4 - Denali Unit No. 2 Final Map](#)  
[Attachment 5 - Location Map](#)

- B.10. [22-343](#)** Adopt a resolution approving a Parcel Map for The Fred Lafuente Zepeda and Maria Virginia Zepeda Revocable Trust and James M. Zepeda at 641 S. Austin Road.

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

- B.11. [22-312](#)** Adopt a resolution approving grading and construction of improvements, prior to filing of the Final Map, for work included in the Denali Subdivision Improvement Plans.

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - Developer's Request Letter](#)  
[Attachment 3 - Location Map](#)

- B.12. [22-314](#)** Approve partial acceptance of public improvements in accordance with the Subdivision Partial Acceptance Policy for the North Main Commons subdivision, Tract 3915.

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

- B.13. [22-355](#)**      Adopt a resolution approving Amendment No. 8 to the Agreement with HDR Engineering, Inc. for an additional amount of \$338,217.47 to provide Construction and Engineering Support Services for the SR120/McKinley Avenue Interchange project and authorize the City Manager or designee to sign the Amendment and associated contract documents

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - Amendment 8](#)

*Fire Department:*

- B.14. [22-352](#)**      Adopt a resolution accepting the Governor's Office of Emergency Services (Cal OES), Listos California CERT Support Grant (LC) Program; and authorize budget appropriations of \$15,000 to both revenue and expense accounts.

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - Letter](#)

*Legislative Services/City Clerk:*

- B.15. [22-346](#)**      Approve an agreement with Granicus, LLC for a three (3) year term for an amount not to exceed \$135,713.89 and authorize the City Manager to sign.

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

- B.16. [22-349](#)**      Waive the first reading and substitution of the title and introduce an ordinance of the City Council of the City of Manteca, State of California, amending Chapter 2.24 - Planning Commission.

**Attachments:**      [Attachment 1 - Proposed Ordinance](#)  
[Attachment 2 - Redline changes for Chapter 2.24](#)

- B.17. [22-334](#)**      Approval of City Council Meeting Minutes.

**Attachments:**      [Attachment 1 - Special Meeting Minutes June 1, 2022](#)  
[Attachment 2 - Special Meeting Minutes June 7, 2022](#)  
[Attachment 3 - Regular Meeting Minutes June 7, 2022](#)

*Public Works:*

- B.18. [22-311](#)**      Adopt a resolution declaring a drought emergency and implement stage 2 of the Water Shortage Contingency Plan

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - Executive Order N7-22](#)  
[Attachment 3 - State Resolution No. 2022-0018](#)

- B.19. [22-309](#)**      Adopt a resolution approving amendment No. 1 in the amount of \$115,000 to contract C2021-99 with Larry Walker Associates for a total not-to-exceed amount of \$190,000 for services related to the National Pollutant Discharge Elimination System (NPDES) requirements.

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - Contract Amendment](#)

- B.20. [22-319](#)**      Adopt a resolution approving amendment No.1 to Contract C2021-122 with Comfort Air adding an additional \$130,000 for HVAC repairs and maintenance for a total not-to-exceed contract amount of \$165,000.

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - C2021-122 Original Agreement](#)  
[Attachment 3 - Amendment No. 1](#)

**C. DISCUSSION ITEMS:**

- C.1. [22-315](#)**      Adopt a resolution approving the Mossdale Tract Enhanced Infrastructure Financing District Infrastructure Financing Plan; authorizing the City Manager to provide the certifications required by Government Code section 53398.54 in the manner and time required therein; and authorizing the City Clerk to take all actions necessary or advisable to give effect to the transactions contemplated by the resolution.

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - Mossdale Tract EIFD Infrastructure Financing Plan](#)  
[Attachment 3 - Mossdale Tract EIFD Infrastructure Financing Plan PowerPoint](#)

- C.2. [22-205](#)**      Adopt a resolution adopting the Annual Operating Budget for the City of Manteca for Fiscal Year 2022-2023

**Attachments:**      [Attachment 1 - Resolution - Adopting FY 2023 Operating Budget](#)  
[Attachment 2 - FY 2023 Operating Budget](#)  
[Attachment 3 - Citywide CIP Request List](#)  
[Attachment 4 - Citywide Personnel Request List](#)  
[Attachment 5 – Presentation of Recommended Changes to Proposed Budget](#)

- C.3. [22-341](#)**      Provide direction to the City Clerk to determine whether to continue the Manteca Millennial Advisory Committee.

- C.4. [22-340](#)**      Appoint a City Council Voting Delegate and up to two Alternates to the League of California Cities Annual Business Meeting; direct the City Clerk

to complete the voting delegate form and submit to the League Office.

**Attachments:**      [Attachment 1 - Letter from the League](#)

- C.5. [22-348](#)**      Approve a General and Commemorative Flag Policy for the City of Manteca

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

**D. CITY MANAGER COMMENTS:**

**E. COUNCIL COMMENTS:**

**F. ADJOURNMENT:**

*The next regularly scheduled City Council meeting is Tuesday, July 19, 2022, at 7:00 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, June 16, 2022, by 7:00 or p.m.*

*/s/ Cassandra Candini-Tilton*

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CASSANDRA CANDINI-TILTON  
DIRECTOR OF LEGISLATIVE SERVICES / 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](http://www.mantecagov.com); you may also contact the City Clerk for information by email at [mayorcouncilclerk@mantecagov.com](mailto: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](mailto: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.