



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

**Tuesday, December 15, 2020
7:00 PM**

City Hall Council Chambers

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

CITY COUNCIL

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

See last pages of agenda for information regarding meeting procedures.



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MANTECA CITY COUNCIL
DECEMBER 15, 2020
7:00 PM
1001 W. Center St.
Manteca, CA 95337
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Pursuant to Governor Newsom's Executive Order N-25-20, members of the Manteca City Council will participate in this meeting via teleconference from separate locations. The City Council Chambers will be closed to the public in an effort to prioritize social distancing with the goal of decreasing the opportunities for transmission of COVID-19. The meeting will be available for public viewing on the City's website at <https://www.ci.manteca.ca.us/CityClerk/Pages/City-Council-Video.aspx> and via public television, local Comcast channel 97.

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.

- eComment - click <https://manteca-ca.granicusideas.com/meetings> to submit an 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
 - 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. B, 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 door drop slot: Office of the City Clerk, 1001 W. Center St., Ste. B, 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:

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

A. PRESENTATIONS:

- A.1. [20-504](#)** Proclamation proclaiming the retirement of City Attorney John Brinton and City Attorney Don Lupul.

Attachments: [Attachment 1 - Proclamation J. Brinton](#)
[Attachment 2 - Proclamation D. Lupul](#)

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

- C.1. [20-327](#) Adopt a resolution continuing the Proclamation of Local Emergency in response to the Coronavirus (COVID-19).

Attachments: [Attachment 1 - Resolution](#)

- C.2. [20-522](#) Adopt a resolution authorizing the City Manager, acting as the COVID-19 Local Disaster Director, to expand the Temporary Mobile Food Vendor pilot program to bars, brew pubs, and tasting rooms for the duration of the COVID-19 state of emergency.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Application and Checklist](#)

- C.3. [20-523](#) Adopt a resolution accepting a grant of \$16,225 from the U.S. Department of Justice Edward Byrne Memorial Justice Assistance Grant Program; approving the Department's spending plan as described in the staff report; and appropriating funds.

Attachments: [Attachment 1 - Resolution](#)

- C.4. [20-539](#) Approve a Letter of Intent agreement and an Investment Grade Audit (IGA) agreement with Centrica Business Solutions; and authorize the City Manager or designee to sign said agreements and approve associated documents including an IGA report, change orders, purchase orders, and citywide implementation plans for new solar and green energy projects.

Attachments: [Attachment 1 - IGA Agreement](#)
[Attachment 2 - LOI Agreement](#)

- C.5. [20-544](#) Adopt a resolution extending the appointments of Brendan Kearns as the City of Manteca Interim City Attorney and Nick Ghirelli as the City of Manteca Interim Deputy City Attorney from December 31, 2020, through March 31, 2021.

Attachments: [Attachment 1 - Resolution](#)

- C.6. [20-546](#) Adopt a resolution approving the 2020-2022 City of Manteca Conflict of Interest Code as required by the Political Reform Act.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Exhibit "A" to Resolution](#)
[Attachment 3 - Exhibit "B" to Resolution](#)

- C.7. [20-547](#) Adopt a resolution authorizing a budget appropriation in the amount of

\$233,523, authorizing a contingency appropriation in the amount of \$11,677, totaling \$245,200 and approving an agreement with McMillan Data Communications, Inc. through January 31, 2021, for the City Council Chambers Technology upgrade.

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

- C.8. [20-548](#)** Ratify the adoption of the Workplace Civility and Respect Policy Citywide to include contractors, volunteers, Boards, Commissions and Committees.

Attachments: [Attachment 1 - Policy](#)

- C.9. [20-534](#)** Waive the final reading and substitution of the title and adopt an ordinance amending Title 17, Zoning; Article II Zoning Districts, Allowed Uses and Development Standards; Chapter 17.26 Development Standards by Zoning District; Section 17.26.020 Development Standards, Table 17.26.020-1 Development Standards for Manteca's Base Zoning Districts, by amending standards for rear yard setbacks in the M-1 and M-2 zones to be consistent with the standards of Title 17 Zoning, Article III Planning Standards, Chapter 17.58 Performance Standards.

Attachments: [Attachment 1 - Ordinance](#)

- C.10. [20-535](#)** Waive the final reading and substitution of the title and adopt an ordinance amending the zoning map to approve a rezone for the Arco's Self Storage Expansion at 1606 & 1654 North Main Street.

Attachments: [Attachment 1 - Ordinance](#)

- C.11. [20-402](#)** Approval of City Council Meeting Minutes.

Attachments: [Attachment 1 - Special Minutes 11-10-2020](#)
[Attachment 2 - Regular Minutes 11-17-2020](#)
[Attachment 3 - Special Minutes 11-17-2020](#)
[Attachment 4 - Regular Minutes 12-01-2020](#)
[Attachment 5 - Special Minutes 12-01-2020](#)
[Attachment 6 - Special Minutes 12-07-2020](#)

D. DISCUSSION ITEMS:

- D.1. [20-369](#)** Receive a presentation on the San Joaquin Community Response to Homelessness - 2020 San Joaquin Strategic Plan and adopt a resolution supporting the plan.

Attachments: [Attachment 1 - 2020 San Joaquin Strategic Plan Presentation](#)
[Attachment 2 - Resolution](#)
[Attachment 3 - Exhibit "A" to Resolution: Strategic Plan](#)

- D.2. [20-543](#)** Receive an update on Qualex and review alternative potential sites for a permanent Homeless Navigation Center, provide direction to staff.

Attachments: [Attachment 2 - Site Comparison Table](#)
[Attachment 3 - Suggested Site Location Map](#)
[Attachment 4 - 555 Industrial Park Dr.](#)
[Attachment 5 - 205 E. Wetmore St.](#)
[Attachment 6 - 682 S. Main St.](#)
[Attachment 7 - 1190 Spreckels Ave.](#)
[Attachment 8 - 224 W. Center St.](#)
[Attachment 9 - Presentation](#)

- D.3. [20-503](#)** Receive and File FY 2020-21 Q1 Budget Performance Summary Report by Fund for the period ending September 30, 2020.

Attachments: [Attachment 1 - Budget Performance Report FY 2020-21 Q1](#)

- D.4. [20-561](#)** Make recommendations and appointments for the 2021 City Council Board, Commission, and Committee appointments.

Attachments: [Attachment 1 - Appointment Overview](#)
[Attachment 2 - Roster](#)

E. CITY MANAGER COMMENTS:

F. COUNCIL COMMENTS:

G. ADJOURNMENT:

The next scheduled City Council meeting is January 19, 2021, 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 December 11, 2020, by 3:00 p.m.

/s/ Cassandra Candini-Tilton

CASSANDRA CANDINI-TILTON
ACTING 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; 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.