

**CITY OF LATHROP  
CITY COUNCIL REGULAR MEETING  
MONDAY, NOVEMBER 9, 2020  
7:00 P.M.  
COUNCIL CHAMBER, CITY HALL  
390 Towne Centre Drive  
Lathrop, CA 95330**

**MINUTES**

**Pursuant to the Governor's Executive Order N-25-20**

On March 12, 2020, Governor Newsom issued Executive Order N-25-20, which allowed the option to attend public meetings telephonically/teleconference during the COVID-19 pandemic. In accordance with the Executive Order N-25-20, guidance from the California Department of Public Health on gatherings, and to protect our employees and the public, remote public participation was allowed, but not mandatory. The meeting was available by Cisco Webex teleconference to the public, as well as reduced capacity in-person participation in accordance with social distancing guidelines.

**PLEASE NOTE: There was a Closed Session, which commenced 6:30 p.m. The Regular Meeting reconvened at 7:04 p.m.**

**1. PRELIMINARY**

1.1 CALL TO ORDER – Mayor Dhaliwal called the meeting to order at 6:30 p.m.

1.2 CLOSED SESSION

1.2.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8  
Property: 952 River Islands Parkway  
Agency Negotiator: Stephen J. Salvatore, City Manager  
Negotiating Parties: County of San Joaquin  
Under Negotiation: Lease / Use Agreement

**RECONVENE** – Mayor Dhaliwal reconvened the meeting at 7:04 p.m.

1.2.2 REPORT FROM CLOSED SESSION

City Attorney Salvador Navarrete reported that direction was provided in regards to Item 1.2; no other reportable action was taken.

1.3 ROLL CALL Present: Mayor Dhaliwal; Vice Mayor Salcedo;  
Councilmembers: Akinjo, Lazard and Torres-O'Callaghan

Absent: None.

- 1.4 INVOCATION - Mayor Dhaliwal led a moment of silence.
- 1.5 PLEDGE OF ALLEGIANCE – Vice Mayor Salcedo led the pledge of allegiance.
- 1.6 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER

At the request of Mayor Dhaliwal, Parks and Recreation Director Zach Jones announced the Veterans Day Memorial drive-in event at Valverde Park, on November 11, 2020 at 11 a.m. The event will broadcast on 89.1 FM radio station.

- 1.7 INFORMATIONAL ITEM(S) – None
- 1.8 DECLARATION OF CONFLICT(S) OF INTEREST

Councilmember Lazard declared conflict of interest with Items 4.22 through 4.26, due to her employment with Dell’Osso Farms.

## **2. PRESENTATIONS**

- 2.1 PROCLAMATION – DECLARING NOVEMBER AS SIKH AWARENESS MONTH

Vice Mayor Salcedo, on behalf of the City Council, presented the Proclamation to members of the Sikh community declaring November 2020 as Sikh Awareness Month. Planning Commissioner Ash Ramilay commented on the matter.

- 2.2 MAYOR’S COMMITTEE REPORT(S)  
Parks & Recreation Update on Committee Events and Programs

Parks and Recreation Director Zach Jones reported the following past and upcoming events and programs:

- *Recreation Classes – In-Person Leisure Classes*  
Announced in-person leisure classes offered to the public, such as: dance, karate, Zumba and dog obedience. Limited capacity in order to meet CDC guidelines.
- *Recreation Classes – Virtual Leisure Classes*  
Announced virtual leisure classes offered to the public, such as: adult & family paint nights, Kidz Love soccer and Code Ninjas.
- *Youth Development Programs*  
Announced various on-site kid’s club programs at Joseph Widmer Elementary and Mossdale Elementary Schools, and the GRIND @LGC Teen Center.

- *Senior Programs*  
Provided information on the Brown Bag & Commodities Program, virtual classes and activities for senior citizens.
- *November Family Fun*  
Announced virtual the “Gobble Wobble” Fun Run, scheduled for November 25<sup>th</sup> – 27<sup>th</sup>. Announced virtual family game nights, scheduled for Friday nights in November, free online registration.
- *Other Upcoming Special Events*  
Announced upcoming events: Veterans Day Drive-In Event, scheduled for November 11<sup>th</sup>, 11 a.m. at Valverde Park; Virtual Tree Lighting Event, scheduled for December 1<sup>st</sup> on City of Lathrop’s Facebook Page; Drive Thru Donuts with Santa Event, scheduled for December 5<sup>th</sup>, registration required; and Christmas Shoebox Parade, registration deadline November 20<sup>th</sup>.

Parks and Recreation Director Zach Jones also provided an overview of the 2020 Coronavirus Aid Relief and Economic (CARES) Act Grant for the creation of preparedness bundles for Lathrop senior citizens (related to Item 4.12).

Mayor Dhaliwal announced a donation to the City of Lathrop for \$3,000, received from the Church of Christ. Council consensus directed staff to coordinate with the Lathrop Rotary and Lions Club to use the funds for thanksgiving dinners for families in need.

**3. CITIZEN’S FORUM**

There were no speakers.

**4. CONSENT CALENDAR**

On a motion by Vice Mayor Salcedo, seconded by Mayor Dhaliwal, the City Council approved the Consent Calendar, except Items 4.22 through 4.26, by the following roll call vote, unless otherwise indicated:

Ayes:	Akinjo, Lazard, Salcedo, Torres-O’Callaghan, and Dhaliwal
Noes:	None
Absent:	None
Abstain:	None

**4.1 WAIVING OF READING OF ORDINANCES AND RESOLUTIONS**

Waived the reading in full of ordinances and resolutions on agenda and adopt by reading of title only, unless otherwise requested by the Mayor or a Councilmember.

#### 4.2 APPROVAL OF MINUTES

Approved Minutes for the Regular Council Meeting of August 10, 2020.

#### 4.3 APPROVAL OF MINUTES

Approved Minutes for the Regular Council Meeting of September 14, 2020.

#### 4.4 APPROVAL OF MINUTES

Approved Minutes for the Regular Council Meeting of October 12, 2020.

#### 4.5 SECOND READING AND ADOPTION OF ORDINANCE 20-416 BY TITLE ONLY AMENDING CHAPTER 17.04, GENERAL PROVISIONS, AND CHAPTER 17.80, ACCESSORY DWELLING UNITS OF THE LATHROP MUNICIPAL CODE RELATED TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS (TA-20-103)

Waived full reading and adopted **Ordinance 20-416** by title only amending Chapter 17.04, General Provisions, and Chapter 17.80, Accessory Dwelling Units of the Lathrop Municipal Code, related to Accessory Dwelling Units and Junior Accessory Dwelling Units. The amendments to the Municipal Code included the following:

- Chapter 17.04 (General Provisions): amended Section 17.04.080, Definitions, to include definitions for Efficiency Kitchen, Junior Accessory Dwelling Unit, Public Transit, Tandem Parking and Amend the definitions for existing Accessory Dwelling Unit and Accessory Structure; and
- Chapter 17.80 (Accessory Dwelling Unit): Amend Chapter 17.80 to be consistent with new State law. The amendment will also include provisions for the creation of Junior Accessory Dwelling Units.

#### 4.6 SECOND READING AND ADOPTION OF ORDINANCE 20-417 BY TITLE ONLY AMENDING TITLE 10, CHAPTER 10.24, SECTION 10.24.030, PUBLIC WORKS DIRECTOR TO PLACE SIGN INDICATING NO PARKING AREAS, AND SECTION 10.24.070, RESTRICTED PARKING; OF THE LATHROP MUNICIPAL CODE

Waived full reading and adopted **Ordinance 20-417** by title only amending Title 10, Chapter 10.24, Section 10.24.030, Public Works Director to Place Sign Indicating No Parking Areas, and Section 10.24.070, Restricted Parking; of the Lathrop Municipal Code.

#### 4.7 TREASURER'S REPORT FOR SEPTEMBER 2020

Approved Quarterly Treasurer's Report for September 2020.

4.8 ANNUAL REVIEW AND ADOPTION OF THE CITY'S INVESTMENT POLICY

Pulled by Councilmember Akinjo. A question and answer period ensued. Deputy Finance Director Thomas Hedegard provided additional information.

Adopted **Resolution 20-4794** approving the Annual Investment Policy for Fiscal Year 2020/21.

4.9 APPROVE MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF LATHROP AND THE COUNTY OF SAN JOAQUIN REGARDING PARTICIPATION IN THE COUNTYWIDE UNIFIED MASS NOTIFICATION SYSTEM

Adopted **Resolution 20-4795** approving a Memorandum of Agreement between the City of Lathrop and the County of San Joaquin regarding participation in the countywide unified mass notification system.

4.10 CREATE CIP PK 20-02 MILESTONE MANOR PARK REVITALIZATION AND APPROVE APPLICATION FOR STATEWIDE PARK DEVELOPMENT PER CAPITA GRANT PROGRAM

Adopted **Resolution 20-4796** approving the creation of CIP PK 20-02 Milestone Manor Park revitalization, authorized the submission of an application to the Statewide Park Development Per Capita Grant Program and approved related budget amendment.

4.11 APPROVE ADDITIONAL OUTDOOR FITNESS EQUIPMENT AT CRESCENT PARK, CIP PK 21-05

Adopted **Resolution 20-4797** approving the placement of two additional pieces of outdoor fitness equipment at Crescent Park and authorized related budget amendments.

4.12 APPROVE A BUDGET AMENDMENT FOR THE CREATION OF 250 EVERY DAY ESSENTIALS AND COVID-19 PREPAREDNESS BUNDLES FOR LATHROP SENIORS

Adopted **Resolution 20-4798** approving a budget amendment for the creation of 250 every day essentials and COVID-19 preparedness bundles for Lathrop Seniors, reimbursed through funding from the 2020 Coronavirus Aid Relief, and Economic Securities (CARES) Act Grant.

4.13 APPROVE AMENDMENT NO. 1 WITH CONDOR EARTH TECHNOLOGIES LLC. TO PROVIDE ADDITIONAL ENGINEERING AND ADMINISTRATIVE SUPPORT

Adopted **Resolution 20-4799** approving Amendment No. 1 with Condor Earth Technologies LLC., to provide additional engineering and administrative support.

4.14 APPROVE TASK ORDER NO. 18 WITH 4LEAF, INC., FOR BUILDING INSPECTION SERVICES

Adopted **Resolution 20-4800** approving Task Order No. 18 pursuant to the Master Professional Services Consulting Agreement dated September 21, 2015, with 4Leaf, Inc., to provide professional building inspection services.

4.15 APPROVE COOPERATIVE AGREEMENT WITH CALTRANS, AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH MARK THOMAS, AND RELATED BUDGET AMENDMENT FOR THE CIP PS 06-06 LOUISE AVENUE / INTERSTATE 5 INTERCHANGE PROJECT

Adopted **Resolution 20-4801** approving Cooperative Agreement with Caltrans, Amendment No. 1 to the Professional Services Agreement with Mark Thomas, and approved related budget amendment for the CIP PS 06-06 Louise Avenue / Interstate 5 Interchange Project.

4.16 APPROVE BUDGET AMENDMENT FOR THE LOUISE AVENUE PAVEMENT REHABILITATION CIP PS 18-01

Adopted **Resolution 20-4802** approving budget amendment for the Louise Avenue Pavement Rehabilitation CIP PS 18-01 and approved related budget amendment.

4.17 AWARD A CONTRACT FOR CITY-WIDE TREE MAINTENANCE SERVICES TO WEST COAST ARBORISTS

Pulled by Councilmember Akinjo. A question and answer period ensued. Public Works Director Michael King provided additional information.

Adopted **Resolution 20-4803** awarding a Contract to West Coast Arborists for tree maintenance services for city streets and parks.

4.18 AUTHORIZE CITY MANAGER TO SIGN COOPERATIVE AGREEMENT WITH CALTRANS AND APPROVE PROFESSIONAL SERVICES AGREEMENT WITH MARK THOMAS FOR THE CIP PS 17-09 STATE ROUTE 120 AND YOSEMITE AVENUE INTERCHANGE PROJECT

City Clerk Teresa Vargas announced public comment letter dated November 7, 2020, provided by John Harris, representing Tuff Boy Sales, Inc., regarding concerns related to potential traffic impacts to his business.

Adopted **Resolution 20-4804** authorizing the City Manager to sign a Cooperative Agreement with Caltrans and approved a Professional Services Agreement with Mark Thomas for the preparation of the Project Approval & Environmental Document (PA&ED) for the CIP PS 17-09 State Route 120 and Yosemite Avenue Interchange Project.

- 4.19 ACCEPT IMPROVEMENTS FOR CIP GG 10-17 RETAINING WALL AND LANDSCAPING AT TOWNE CENTRE DRIVE AND VILLAGE AVENUE FROM ODYSSEY ENVIRONMENTAL SERVICES, INC.

Adopted **Resolution 20-4805** accepting improvements from Odyssey Environmental Services, Inc. for the CIP GG 10-17 retaining wall and landscaping at Towne Centre Drive and Village Avenue, and authorized the filing of a Notice of Completion and release of contract retention.

- 4.20 ACCEPT IMPROVEMENTS FOR THE MOSSDALE SOUTH NEIGHBORHOOD PARK CIP PK 19-03 FROM WABO LANDSCAPE & CONSTRUCTION, INC.

Adopted **Resolution 20-4806** accepting improvements from WABO Landscape & Construction, Inc., for the Mosssdale South Neighborhood Park, CIP PK 19-03 and filing of a Notice of Completion and release of contract retention.

- 4.21 ACCEPT IMPROVEMENTS FOR THE GENERATIONS CENTER PARKING LOT PROJECT CIP PK 20-01 FROM MCFADDEN CONSTRUCTION, INC.

Adopted **Resolution 20-4807** accepting Improvements from McFadden Construction, Inc. for the Generations Center Parking Lot CIP PK 20-01 and filing of a Notice of Completion and release of contract retention.

*RIVER ISLANDS CONSENT ITEM(S)*

*Councilmember Lazard recused herself, following the vote of the consent calendar (Items 4.1 to 4.21), and left the chamber at 7:39 p.m., prior to the vote of Items 4.22 through 4.26, due to declared conflict of interest as noted in Item 1.8.*

On a motion by Mayor Dhaliwal, seconded by Councilmember Akinjo, the City Council approved Items 4.22 through 4.26, by the following roll call vote, unless otherwise indicated:

Ayes: Akinjo, Salcedo, Torres-O'Callaghan, and Dhaliwal  
Noes: None  
Absent: None  
Abstain: Lazard

- 4.22 APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 42 LOTS IN TRACT 4000 VILLAGE "BB" WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS

Adopted **Resolution 20-4808** approving Final Map for Tract 4000 Village "BB" within the Lakeside East District, totaling 42 Single Family Lots and a Subdivision Improvement Agreement with River Islands Stage 2A, LLC.

4.23 APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 25 LOTS IN TRACT 4002 VILLAGE "AA" WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS

Adopted **Resolution 20-4809** approving Final Map for Tract 4002 Village "AA" within the Lakeside East District, totaling 25 Single Family Lots and a Subdivision Improvement Agreement with River Islands Stage 2A, LLC.

4.24 APPROVAL OF FINAL MAP, COMMON USE AGREEMENT AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 62 LOTS IN TRACT 4016 VILLAGE "W" WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS

Pulled by Councilmember Akinjo. A question and answer period ensued. City Engineer Glenn Gebhardt provided additional information.

Adopted **Resolution 20-4810** approving Final Map for Tract 4016 Village "W" within the Lakeside East District, totaling 62 Single Family Lots, a Common Use Agreement and a Subdivision Improvement Agreement with River Islands Stage 2A, LLC.

4.25 APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 57 LOTS IN TRACT 4020 VILLAGE "X" WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS

Adopted **Resolution 20-4811** approving Final Map for Tract 4020 Village "X" within the Lakeside East District, totaling 57 Single Family Lots, City of Lathrop CFD Annexation No. 14, and a Subdivision Improvement Agreement with River Islands Stage 2A, LLC.

4.26 APPROVAL OF FINAL MAP, CFD ANNEXATION, IRREVOCABLE OFFER OF DEDICATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 33 LOTS IN TRACT 4050 VILLAGE "Z" WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS

Pulled by Councilmember Akinjo. A question and answer period ensued. City Engineer Glenn Gebhardt provided additional information.

Adopted **Resolution 20-4812** approving Final Map for Tract 4050 Village "Z" within the Lakeside East District, totaling 33 Single Family Lots, City of Lathrop CFD 2013-1 Annexation No. 13, Irrevocable Offer of Dedication, and a Subdivision Improvement Agreement with River Islands Stage 2A.

*Councilmember Lazard returned to the chamber/dais after the vote of Items 4.22 through 4.26, at 7:44 p.m. for the remainder of the meeting.*

**5. SCHEDULED ITEMS – None**



**6. COUNCIL COMMUNICATIONS**

6.1 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S) – None

6.2 MAYOR & COUNCILMEMBER COMMENT(S)

Councilmember Akinjo commented on the status of the current election results, congratulated the elected Council Members and thanked all the candidates for their interest in the City. Councilmember Lazard and Vice Mayor Salcedo thanked those in attendance. Councilmember Torres-O’Callaghan commented on the importance of pedestrian safety for students walking to and from school. Mayor Dhaliwal echoed similar sentiments and wished everyone a happy thanksgiving. City Manager Stephen Salvatore provided a brief update on the City’s river discharge permit.

**7. ADJOURNMENT** – there being no further business, Mayor Dhaliwal adjourned the meeting at 7:54 p.m.



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Teresa Vargas, CMC  
City Clerk