

# May 10, 2021 – City Council Regular Meeting – 7:00 p.m.



City Council Chamber  
390 Towne Centre Drive  
Lathrop, California  
(209) 941-7200  
[www.ci.lathrop.ca.us](http://www.ci.lathrop.ca.us)

## City Council

Sonny Dhaliwal, Mayor  
Jennifer Torres-O'Callaghan, Vice Mayor  
Paul Akinjo  
Minnie Diallo  
Diane Lazard

## City Staff

Stephen Salvatore, City Manager  
Salvador Navarrete, City Attorney  
Teresa Vargas, City Clerk  
Glenn Gebhardt, City Engineer  
Michael King, Public Works Director  
Cari James, Finance and Administrative Services Director  
Mark Meissner, Community Development Director  
Zachary Jones, Parks and Recreation Director  
Ryan Biedermann, Chief of Police

## General Order of Business

1. Preliminary
  - Call to Order
  - Closed Session
  - Roll Call
  - Invocation
  - Pledge of Allegiance
  - Announcements by Mayor/City Mgr.
  - Informational Items
  - Declaration of Conflict of Interest
2. Presentations
3. Citizen's Forum
4. Consent Calendar
5. Scheduled Items
  - Public Hearings
  - Appeals
  - Referrals and Reports from Commissions and Committees
  - All Other Staff Reports and/or Action Items
  - Study Sessions
6. Council Communications
7. Adjournment

## Order of Discussion

Generally, the order of discussion after introduction of an item by the Mayor will include comments and information by staff followed by City Council questions and inquiries. The applicant, or their authorized representative, or interested residents, may then speak on the item; each speaker may only speak once to each item. At the close of public discussion, the item will be considered by the City Council and action taken.

## Consent Calendar

Items on the Consent Calendar are considered routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Councilmember or interested resident so requests, in which case the item will be removed from the Consent Calendar and considered separately.



**MAY 10, 2021 – Regular Meeting Agenda – 7:00 p.m.**



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See Reverse

## **IMPORTANT NOTICE REGARDING THIS MEETING & COVID-19**

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19. On March 12, 2020, Governor Newsom issued Executive Order N-25-20, which allows Council Meetings to be conducted telephonically. On March 17, 2020, Governor Newsom issued Executive Order N-29-20, which allows for the public to participate in any meeting of the City Council by electronic means.

This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20, dated March 17, 2020, regarding the COVID-19 pandemic. In accordance with Executive Order N-29-20, the public may view the meeting on television and/or online. Council Meetings are live-streamed (with Closed Captioning) on Comcast Cable Channel 97, and on the City Council Webpage: <https://www.ci.lathrop.ca.us/citycouncil/page/live-stream>

This meeting will be available for public participation by video/teleconference via Cisco Webex at the following link:

✚ Event address for attendees (copy and paste link on browser):

<https://cityoflathrop.webex.com/cityoflathrop/onstage/g.php?MTID=e31f8bdac89f9d765e16b6955a93e4d31>

✚ Please register at the bottom of the page, at least thirty minutes (30 min.) prior to the meeting.

✚ If you wish to participate in public comment please call-in using WebEx audio (instructions are listed when you login to WebEx)

✚ For audio only: +1-408-418-9388 (to listen in only)

✚ Event Access code: 187 934 9998

In accordance with Executive Orders listed above, guidance from the California Department of Public Health on gatherings, and to protect our employees and the public, remote public participation is allowed in the following ways:

- Public comment/questions will be accepted by email to City Clerk Teresa Vargas at [Tvargas@ci.lathrop.ca.us](mailto:Tvargas@ci.lathrop.ca.us) or by calling (209) 941-7230
- Questions or comments must be submitted by 4:00 p.m., on the day of the meeting.

- During the meeting, those joining by teleconference (Cisco Webex link listed above), will be allowed to speak prior to the close of public comment on an item, and read into the record during public comment. If you are using this method, send a "chat" message to the City Clerk (meeting host) indicating the item number you wish to speak on.

To leave a voice message for the Mayor and all Councilmembers simultaneously, dial (209) 941-7230. To send an e-mail for the Mayor and all Councilmembers simultaneously email: [citycouncil@ci.lathrop.ca.us](mailto:citycouncil@ci.lathrop.ca.us)

This City Council Agenda and meeting materials can be accessed by computer or any smart device at: <https://www.ci.lathrop.ca.us/meetings>

### **General Information**

For reports citing supplemental documents relating to specific agenda items, these are available for review in the City Clerk's Office. This agenda was posted at the following locations: City Hall, Community Center, Generations Center, Senior Center, and the Lathrop-Manteca Fire District "J" Street and Somerston Parkway Offices. The meetings of the Lathrop City Council are broadcast on Lathrop Comcast Cable Television Channel 97 and live streamed on the City's website.

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility and/or accommodations to this meeting. [28 CFR 35.102-35.104 ADA Title II] Interested persons must request the accommodation at least 2 working days in advance of the meeting by contacting the City Clerk at (209) 941-7230.

Information about the City or items scheduled on the Agenda may be referred to:

Teresa Vargas, City Clerk  
City of Lathrop  
390 Towne Centre Drive  
Lathrop, CA 95330  
Telephone: (209) 941-7230

**CITY OF LATHROP  
CITY COUNCIL REGULAR MEETING  
MONDAY, MAY 10, 2021  
7:00 P.M.  
COUNCIL CHAMBER, CITY HALL  
390 Towne Centre Drive  
Lathrop, CA 95330**

**AGENDA**

**PLEASE NOTE: There will be a Closed Session commencing at 6:30 p.m. The Regular Meeting will reconvene at 7:00 p.m., or immediately following the Closed Session, whichever is later.**

**1. PRELIMINARY**

1.1 CALL TO ORDER

1.2 CLOSED SESSION

- 1.2.1 CONFERENCE WITH LEGAL COUNSEL: Anticipated Litigation - Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(b)
- 1 Potential Case(s)

**RECONVENE**

1.2.2 REPORT FROM CLOSED SESSION

1.3 ROLL CALL

1.4 INVOCATION

1.5 PLEDGE OF ALLEGIANCE

1.6 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER

1.7 INFORMATIONAL ITEM(S) – None

1.8 DECLARATION OF CONFLICT(S) OF INTEREST

**2. PRESENTATIONS**

2.1 PRESENTATION REGARDING THE LATHROP POLICE DEPARTMENT PROJECT UPDATE, CIP GG 20-11

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

### **3. CITIZEN'S FORUM**

Any person desiring to speak on a matter, which is not scheduled on this agenda, may do so under Citizen's Forum. Please submit a purple speaker card to the City Clerk prior to the commencement of Citizen's Forum. Only those who have submitted speaker cards, or have expressed an interest to speak, prior to the conclusion of Citizen's Forum will be called upon to speak. Please be aware the California Government Code prohibits the City Council from taking any immediate action on an item, which does not appear on the agenda, unless the item meets stringent statutory requirements. The City Council can, however, allow its members or staff to briefly (no more than five (5) minutes) respond to statements made, to ask questions for clarification, make a brief announcement or report on his or her own activities. (See California Government Code Section 54954.2(a)). Unless directed otherwise by a majority of the City Council, all questions asked and not answered at the meeting will be responded to in writing within 10 business days. ALL PUBLIC COMMENTS MUST BE MADE IN COMPLIANCE WITH THE LATHROP CITY COUNCIL HANDBOOK OF RULES AND PROCEDURES!

### **4. CONSENT CALENDAR**

Items on the Consent Calendar are considered routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless the Mayor, Councilmember, or citizen so requests, in which event the item will be removed from the Consent Calendar and considered separately.

- 4.1 WAIVING OF READING OF ORDINANCES AND RESOLUTIONS  
Waive 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  
Approve Minutes for the Special Council Meeting of March 22, 2021 and Regular Council Meeting of April 12, 2021
- 4.3 TREASURER'S REPORT FOR MARCH 2021  
Approve Quarterly Treasurer's Report for March 2021
- 4.4 HOMELESSNESS RESPONSE PLAN  
Adopt a Resolution Approving Homelessness Guiding Principles to Address Homelessness within the Community
- 4.5 RATIFY SAN JOAQUIN COUNCIL OF GOVERNMENTS' ANNUAL FINANCIAL PLAN  
Adopt Resolution Ratifying the San Joaquin Council of Governments (SJCOG) Annual Financial Plan for FY 2021-22

- 4.6 RATIFY MASTER CONSULTING AGREEMENT, TASK ORDER NO. 1, AND APPROVE TASK ORDER NO. 2, WITH CPS HR CONSULTING FOR THE RECRUITMENT AND SELECTION OF PERSONNEL ASSIGNED TO THE NEW LATHROP POLICE DEPARTMENT, GG 21-11  
Adopt Resolution Ratifying a Master Consultant Agreement and Task Order No. 1, and Approving Task Order No. 2 Between the City of Lathrop and CPS HR Consulting, for the Recruitment and Selection of Personnel Assigned to the New Lathrop Police Department, GG 21-11
- 4.7 CREATE POLICE CHIEF POSITION  
Adopt a Resolution Approving the Creation of a Police Chief Position, Job Description, Amending the Grade Step Table and Position Control Roster
- 4.8 PARTIAL ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR TRACT 4017, PHASE 1B1, IN THE CENTRAL LATHROP SPECIFIC PLAN  
Adopt Resolution Partially Accepting Public Improvements for Tract 4017, Phase 1B1, in the Central Lathrop Specific Plan
- 4.9 ACCEPTANCE OF PUBLIC IMPROVEMENTS CONSTRUCTED BY MCGUIRE AND HESTER FOR CIP PS 06-06 RIVER ISLANDS PARKWAY WIDENING (PHASE I)  
Adopt Resolution Accepting Public Improvements Constructed by McGuire and Hester for CIP PS 06-06 River Islands Parkway Widening (Phase I), Authorize the Filing of a Notice of Completion, Release of Contract Retention, and Release of Performance and Payment Bonds
- 4.10 ACCEPTANCE OF PUBLIC IMPROVEMENTS, RIGHT-OF-WAY EASEMENT, AND PUBLIC UTILITY EASEMENT FOR THE TRU BY HILTON DEVELOPMENT AND AUTHORIZE THE RELEASE OF BONDS ASSOCIATED WITH EP NO. 2019-34  
Adopt Resolution Accepting Public Improvements, Right-of-Way Easement, and Public Utility Easement for the Tru by Hilton Development Located at 161 E. Louise Avenue and Authorize the Release of Bonds Associated with Encroachment Permit No. 2019-34
- 4.11 APPROVE JOINT COMMUNITY FACILITIES AGREEMENT WITH RIVER ISLANDS PUBLIC FINANCING AUTHORITY  
Adopt Resolution Approving a Joint Community Facilities Agreement with River Islands Public Financing Authority for Community Facilities District No. 2020-1 (Stage 2B Public Improvements) and No. 2021-1 (Public Improvements)
- 4.12 APPROVE TASK ORDER NO. 21 WITH 4LEAF, INC., FOR BUILDING INSPECTION SERVICES  
Adopt Resolution Approving Task Order No. 21 with 4LEAF, Inc., to Provide Building Inspection Services Pursuant to Master Professional Services Consulting Agreement dated September 21, 2015 with 4LEAF, Inc.

- 4.13 APPROVE PROFESSIONAL SERVICES AGREEMENT WITH EKI ENVIRONMENT & WATER, INC., FOR WASTE DISCHARGE REQUIREMENTS PERMIT COMPLIANCE  
Adopt Resolution Approving an Agreement with EKI Environment & Water, Inc., for Groundwater Monitoring and Reporting Service for Waste Discharge Requirements Permit Compliance for the Lathrop Consolidated Treatment Facility for FY 2021-2022
- 4.14 APPROVE THE 2021 REQUEST FOR FEE WAIVER  
Adopt a Resolution Approving the Facility Fee Waiver Request from Lathrop Little League
- 4.15 APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR 43 LOTS IN TRACT 4030 VILLAGE "S2" WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS  
Adopt Resolution Approving Final Map for Tract 4030 Village "S2" within the Lakeside East District of River Islands, Totaling 43 Single Family Detached Units (43 Lots) and a Subdivision Improvement Agreement with River Islands Stage 2A, LLC
- 4.16 APPROVE THE PRELIMINARY ENGINEER'S REPORT AND DECLARING INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2021/22 FOR INDUSTRIAL LIGHTING MAINTENANCE DISTRICT; RESIDENTIAL LIGHTING MAINTENANCE DISTRICT; MOSSDALE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT; STORM DRAIN DISTRICT ZONE 1; AND STORM DRAIN DISTRICT ZONE 1A  
Council to Consider the Following:
1. Adopt a Resolution Approving the Preliminary Engineer's Report for the Industrial Lighting Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22
  2. Adopt a Resolution Approving the Preliminary Engineer's Report for the Residential Lighting Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22
  3. Adopt a Resolution Approving the Preliminary Engineer's Report for the Mossdale Landscape and Lighting Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22
  4. Adopt a Resolution Approving the Preliminary Engineer's Report for the Storm Drain Districts Zones 1 and 1A and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22

- 4.17 APPROVE THE PRELIMINARY ENGINEER'S REPORT AND DECLARING INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2021/22 FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 93-1 (WOODFIELD PARK)  
Adopt a Resolution Approving the Preliminary Engineer's Report for Landscape and Lighting Maintenance District No. 93-1 (Woodfield Park) and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22
- 4.18 APPROVE THE PRELIMINARY ENGINEER'S REPORT AND DECLARING INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2021/22 FOR STONEBRIDGE LANDSCAPING MAINTENANCE DISTRICT AND STONEBRIDGE DRAINAGE AND LIGHTING DISTRICT  
Council to Consider the Following:
1. Adopt a Resolution Approving the Preliminary Engineer's Report for the Stonebridge Landscaping Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22
  2. Adopt a Resolution Approving the Preliminary Engineer's Report for the Stonebridge Drainage & Lighting District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22
- 4.19 CITY OF LATHROP COMMUNITY FACILITIES DISTRICT 2021-1 (GATEWAY BUSINESS PARK CITY SERVICES) INTENT TO LEVY AND FUTURE ANNEXATION AREA  
Adopt a Resolution Declaring Intention to Establish Community Facilities District 2021-1 (Gateway Business Park City Services), Establish Future Annexation Area and Setting a Public Hearing Date for June 14, 2021

## **5. SCHEDULED ITEMS**

- 5.1 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AN ORDINANCE AMENDING THE SPEED LIMITS IN THE CITY OF LATHROP, TITLE 10 VEHICLES AND TRAFFIC, CHAPTER 10.08 SPEED LIMITS, SECTION 10.08.030 SPEED LIMITS OF THE LATHROP MUNICIPAL CODE  
City Council to Consider the Following:
1. Hold a Public Hearing; and
  2. Introduction and First Reading of an Ordinance of the City Council of the City of Lathrop Amending Section 10.08.030 "Speed Limits" of the Lathrop Municipal Code
- 5.2 DISCUSS CIP GG 21-15 LOUISE AVENUE AND LATHROP ROAD LANDSCAPE IMPROVEMENTS AND APPROVE RELATED BUDGET AMENDMENT  
Discuss and Adopt Resolution Approving the Creation of Capital Improvement Project (CIP) GG 21-15 Louise Avenue Landscape Improvements and Related Budget Amendment



## **6. COUNCIL COMMUNICATIONS**

### **6.1 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S)**

- *Central Valley Executive Committee/LOCC (Akinjo/Diallo)*
- *Council of Governments (Minnie/Lazard)*
- *Integrated Waste Management Solid Waste Division (Akinjo/Torres-O'Callaghan)*
- *Reclamation District 17 Joint Powers Authority (Salvatore)*
- *San Joaquin Partnership Board of Directors (Salvatore)*
- *San Joaquin County Commission on Aging (Zavala)*
- *San Joaquin Valley Air Pollution Control District (Akinjo/Dhaliwal)*
- *Water Advisory Board (Torres-O'Callaghan/Lazard)*
- *Tri Valley-San Joaquin Valley Regional Rail Authority (Akinjo)*
- *San Joaquin Area Flood Control Agency (Akinjo & Lazard)*
- *LAFCo (Dhaliwal)*

### **6.2 MAYOR & COUNCILMEMBER COMMENT(S)**

## **7. ADJOURNMENT**

*/Teresa Vargas/*

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Teresa Vargas, CMC  
City Clerk