

October 11, 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

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, Government Services
Director / City Clerk
Glenn Gebhardt, City Engineer
Michael King, Public Works Director
Cari James, Finance Director
Mark Meissner, Community Development
Director
Zachary Jones, Parks, Recreation and
Maintenance Services Director
Raymond Bechler, Chief of Police
(Commission Start Date 7/1/2022)
Lieutenant Michael Alagna, Acting 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.



OCTOBER 11, 2021 – Regular Meeting Agenda – 7:00 p.m.



IMPORTANT NOTICE REGARDING THIS MEETING & COVID-19

Executive Order N-29-20, issued by the Governor on March 17, 2020, set provisions which relaxed the teleconferencing requirements of the Brown Act to facilitate virtual meetings during the COVID-19 declared emergency, said provisions expired after September 30, 2021.

This public meeting will be conducted in person; all members of the City Council will attend in person. Members of the public are welcomed. COVID-19 and social distancing guidelines will be enforced. As a courtesy, this meeting will be available for public participation by teleconference via ZoomGov at the following link:

<https://www.zoomgov.com/j/1602470775?pwd=bVRNaFJ1eDVIOElrenVpaWY1UTBIQT09>

- ✚ During the meeting, those joining by ZoomGov, will be allowed to speak prior to the close of public comment on an item. If you are using this method, please "raise the hand" feature to inform the City Clerk (meeting host) you wish to speak on the matter. Please ensure your computer speaker and microphone are fully functional.
- ✚ For audio / calling in only, dial: +1 (669) 254 5252
 - To request to speak (same as the "raise hand" feature) press *9 / When the City Clerk calls your name, press *6 to unmute.
- ✚ Meeting Webinar ID: 160 247 0775/ Passcode: 850130
- ✚ If you are not able to attend the meeting in person or virtually - Public comment/questions will be accepted by email to City Clerk Teresa Vargas at website_cco@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.
- ✚ To address City Council in person, please submit a purple card to the City Clerk indicating name, address, and number of the item upon which a person wishes to speak.

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>

Addressing the Council

Any person may speak once on any item under discussion by the City Council after receiving recognition by the Mayor. Purple speaker cards will be available prior to and during the meeting. To address City Council, a card must be submitted to the City Clerk indicating name, address and number of the item upon which a person wishes to speak. When addressing the City Council, please walk to the lectern located in front of the City Council. State your name and address. In order to ensure all persons have the opportunity to speak, a time limit will be set by the Mayor for each speaker (see instructions on speaker form). In the interest of time, each speaker may only speak once on each individual agenda item; please limit your comments to new material; do not repeat what a prior speaker has said. If you challenge the nature of a proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Citizen's Forum

Any person desiring to speak on a matter, which is not scheduled on this agenda, may do so under the Citizen's Forum section. Please submit your purple speaker card to the City Clerk prior to the commencement of Citizen's Forum, or submit your request to speak via the "raise hand" feature in ZoomGov. 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 Mayor will limit the length of your presentation (see instructions on speaker form) and each speaker may only speak once on this agenda item. Please note, the Council Chamber has limited occupancy due to social distancing.

To leave a voice message for all Councilmembers simultaneously, dial (209) 941-7230. To send an e-mail for Councilmembers simultaneously email: 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
Government Services Director / City Clerk
390 Towne Centre Drive
Lathrop, CA 95330
Telephone: (209) 941-7230

**CITY OF LATHROP
CITY COUNCIL REGULAR MEETING
MONDAY, OCTOBER 11, 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 6:00 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)

- 2 Potential Case(s)

1.2.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8
Property: 16490 McKinley Avenue (APN: 198-100-09)
Agency Negotiator: Stephen J. Salvatore, City Manager
Negotiating Parties: 1694 McLouise, LLC
Under Negotiation: Price and Terms of Negotiations
City Project: CIP PS 15-02

1.2.3 CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8
Property: 1909 E. Louise Avenue (APN: 198-100-10)
Agency Negotiator: Stephen J. Salvatore, City Manager
Negotiating Parties: 342 Sycanda, LLC
Under Negotiation: Price and Terms of Negotiations
City Project: CIP PS 15-02

1.2.4 CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8
Properties: 18800 Christopher Way (APN 198-130-35), 18800 Christopher Way (APN 198-130-36) and No address, Christopher Way (APN 198-130-59)
Agency Negotiator: Stephen J. Salvatore, City Manager
Negotiating Parties: PG&E
Under Negotiation: Price and Terms of Negotiations

RECONVENE

1.2.5 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 PROCLAMATION DECLARING INDIGENOUS PEOPLES' DAY OCTOBER 11, 2021

2.2 ECONOMIC DEVELOPMENT UPDATE

2.3 LATHROP POLICE DEPARTMENT PROJECT UPDATE, GG 21-11

2.4 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 August 2, 2021, and Regular Council Meeting of August 9, 2021
- 4.3 SECOND READING AND ADOPTION OF ORDINANCE 21-427 BY TITLE ONLY AMENDING LATHROP MUNICIPAL CODE TITLE 8 "HEALTH & SAFETY", CHAPTER 8.16 "GARBAGE COLLECTION AND DISPOSAL" TO INCLUDE "MANDATORY ORGANIC WASTE DISPOSAL REDUCTION" TO ENSURE STATE REGULATION COMPLIANCE FOR RESIDENTIAL AND COMMERCIAL GENERATORS
Waive Full Reading And Adopt Ordinance 21-427 By Title Only Amending Lathrop Municipal Code Title 8 "Health & Safety", Chapter 8.16 "Garbage Collection And Disposal" To Include "Mandatory Organic Waste Disposal Reduction" To Ensure State Regulation Compliance For Residential And Commercial Generators
- 4.4 TREASURER'S REPORT FOR JUNE 2021
Approve Quarterly Treasurer's Report for June 2021
- 4.5 ANNUAL REVIEW AND ADOPTION OF THE CITY'S INVESTMENT POLICY
Adopt a Resolution Approving the Annual Investment Policy for Fiscal Year 2021/22
- 4.6 APPROVE OUT OF STATE TRAVEL FOR THE ECONOMIC DEVELOPMENT ADMINISTRATOR TO PARTICIPATE IN A TARGET INDUSTRY SPECIFIC CONFERENCE IN DECEMBER 2021
Adopt a Resolution Authorizing Out of State Travel for the Economic Development Administrator to Attend and Represent the City of Lathrop at the International Council of Shopping Centers (ICSC) 2021 Conference in Las Vegas, Nevada from December 5, 2021 to December 7, 2021
- 4.7 CHRISTMAS PARADE TEMPORARY STREET CLOSURE
Adopt Resolution Approving Temporary Street Closures for the Lathrop Christmas Parade on December 11, 2021
- 4.8 AUTHORIZE PURCHASE OF HEAVY EQUIPMENT FOR THE PARKS, RECREATION AND MAINTENANCE SERVICES DEPARTMENT
Adopt a Resolution Approving the Purchase of Seventeen (17) Units of Heavy Equipment for the Parks, Recreation and Maintenance Services Department
- 4.9 AUTHORIZE BUDGET AMENDMENT FOR THE PURCHASE OF ADDITIONAL CITY VEHICLES FOR PUBLIC WORKS, UTILITIES, STREET AND MAINTENANCE SERVICES

Adopt a Resolution Approving the Purchase of Three (3) City Vehicles from American Chevrolet for Maintenance Services and Utility Maintenance

- 4.10 AUTHORIZE BUDGET AMENDMENT TO FUND A MAINTENANCE WORKER I/II POSITION FOR THE PARKS, RECREATION AND MAINTENANCE SERVICES DEPARTMENT
Adopt a Resolution to Approve Funding for a Maintenance Worker I/II Position
- 4.11 AWARD CONSTRUCTION CONTRACT TO G&G BUILDERS, INC. FOR THE MANUEL VALVERDE PARK SHELTER IMPROVEMENTS, CIP PK 22-08 AND RELATED BUDGET AMENDMENT
Adopt Resolution Awarding a Construction Contract to G&G Builders, Inc. for the Manuel Valverde Park Shelter Improvements, Capital Improvement Project (CIP) PK 22-08 and Approve Related Budget Amendment
- 4.12 APPROVE TASK ORDER NO. 7 WITH CRANE TRANSPORTATION GROUP FOR THE PREPARATION OF THE 2022 TRAFFIC MONITORING PROGRAM AND ANALYSIS AND RELATED BUDGET AMENDMENT
Adopt Resolution Approving Task Order No. 7 with Crane Transportation Group for the Preparation of the 2022 Traffic Monitoring Program and Analysis, Pursuant to Master Consulting Agreement dated June 11, 2018 and Related Budget Amendment
- 4.13 APPROVE LATHROP POLICE DISPATCH AGREEMENT
Adopt Resolution to Approve the Agreement between the City of Lathrop and the City of Ripon to Provide Dispatch Services to the City
- 4.14 APPROVE ANIMAL SHELTER SERVICES AGREEMENT WITH THE CITY OF MANTECA
Adopt a Resolution Approving an Animal Shelter Services Agreement with the City of Manteca
- 4.15 APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 191 LOTS IN TRACT 4062 WITHIN PHASE 1C OF THE CENTRAL LATHROP SPECIFIC PLAN
Adopt Resolution Approving Final Map for Tract 4062 within Phase 1C of the Central Lathrop Specific Plan, Totaling 191 Single Family Lots and Subdivision Improvement Agreement with Lathrop Land Acquisition, LLC
- 4.16 APPROVE REAL PROPERTY SALE AND EASEMENT DEEDS FOR THE OVERHEAD ELECTRICAL TRANSMISSION LINES ON CHRISTOPHER WAY AND D'ARCY PARKWAY WITH PG&E, AND RELATED BUDGET AMENDMENT
Adopt Resolution Approving Real Property Sale and Approval of Easement Deeds for the Overhead Electrical Transmission Lines on Christopher Way and D'Arcy Parkway with PG&E and a Related Budget Amendment

- 4.17 ACCEPT REMAINING PUBLIC IMPROVEMENTS FOR TRACT 4017, PHASE 1B1, IN THE CENTRAL LATHROP SPECIFIC PLAN AND RELEASE ASSOCIATED BONDS AND DEPOSIT SECURITY
Adopt Resolution Accepting Remaining Public Improvements for Tract 4017, Phase 1B1 in the Central Lathrop Specific Plan, and Release Associated Bonds and Deposit Security

RIVER ISLANDS CONSENT ITEM(S)

- 4.18 APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 47 LOTS IN TRACT 4053 VILLAGE "JJ2" WITHIN LAKESIDE WEST DISTRICT OF RIVER ISLANDS
Adopt Resolution Approving Final Map for Tract 4053 Village "JJ2" within the Lakeside West District, Totaling 47 Single Family Lots and Subdivision Improvement Agreement with River Islands Stage 2B, LLC

5. SCHEDULED ITEMS

- 5.1 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER THE SCANNELL PROPERTIES INDUSTRIAL PROJECT GENERAL PLAN AMENDMENT NO. GPA-20-139, REZONE NO. REZ-20-140, SITE PLAN REVIEW NO. SPR-20-141, AND TENTATIVE PARCEL MAP NO. TPM-20-142

Council to Consider the Following:

1. Hold a Public Hearing;
2. Adopt a Resolution Adopting the Initial Study and Mitigated Negative Declaration for the Scannell Properties Industrial Project;
3. Adopt a Resolution Approving a General Plan Amendment from SC, Service Commercial to GI, General Industrial;
4. First Reading and Introduce an Ordinance to Approve a Zoning Map Amendment from CS, Service Commercial to IG, General Industrial;
5. Adopt a Resolution Approving the Site Plan Review for the Scannell Properties Industrial Project to Construct Three (3) Industrial Warehouse Buildings Totaling 191,160 sq. ft. in Size; and
6. Adopt a Resolution Approving a Vesting Tentative Parcel Map to Subdivide an Existing 18.2 Acre Parcel into Four (4) Parcels: Parcel 1 is 6.54-acres, Parcel 2 is 5.58-acres, Parcel 3 is 3.50-acres, and Parcel 4 is 2.52-acres.

- 5.2 CONSIDER CREATION OF CIP PK 22-34 SHILLING AVENUE PARK PROJECT AND APPROVE RELATED BUDGET AMENDMENT

Council to Consider the Adoption of a Resolution Approving the Creation of CIP PK 22-34 for the Shilling Avenue Park Project and Authorize Related Budget Amendment

6. COUNCIL COMMUNICATIONS

- 6.1 MAYOR DHALIWAL REFERRAL – Appointment of One (1) Member to the Measure C Oversight Committee with Term Expiring June 30, 2022, Due to Unscheduled Vacancy
 - One Application Received
- 6.2 MAYOR DHALIWAL REFERRAL – Appointment of One (1) Member to the Senior Advisory Commission with Term Expiring June 30, 2024
 - One Application Received
- 6.3 MAYOR DHALIWAL REFERRAL – Consider Installation of Rubberized Surface in City Parks
- 6.4 COUNCILMEMBER DIALLO – Consider City Council Monthly Stipend Increase
- 6.5 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S)
 - *Central Valley Executive Committee/LOCC (Akinjo/Diallo)*
 - *Council of Governments (Lazard/Diallo)*
 - *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 (Diallo)*
- 6.6 MAYOR & COUNCILMEMBER COMMENT(S)

7. ADJOURNMENT

/Teresa Vargas/

 Teresa Vargas, CMC, City Clerk

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