

## ITEM 4.2

**CITY OF LATHROP  
CITY COUNCIL REGULAR MEETING  
MONDAY, SEPTEMBER 12, 2022  
7:00 P.M.  
COUNCIL CHAMBER, CITY HALL  
390 Towne Centre Drive  
Lathrop, CA 95330**

### MINUTES

**PLEASE NOTE: There was a Closed Session, which commenced at 5:32 p.m. The Regular Meeting will reconvened at 7:05 p.m.**

#### 1. PRELIMINARY

1.1 CALL TO ORDER – Mayor Dhaliwal called the meeting to order at 5:32 p.m.

#### 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)

- 3 Potential Case(s)

1.2.2 CONFERENCE WITH REAL PROPERTY NEGOTIATIONS: Pursuant to Government Code Section: 54956.8  
Property: APN 192-040-56 (Addresses Not Available)  
Agency Negotiator: Stephen Salvatore, City Manager  
Negotiating Parties: Lathrop Land Acquisition, LLC  
Under Negotiation: Price and Terms of Negotiations

**RECONVENE** – Mayor Dhaliwal reconvened the meeting at 7:05 p.m.

#### 1.2.3 REPORT FROM CLOSED SESSION

City Attorney Salvador Navarrete reported that direction was provided pursuant to all matters under Item 1.2; and approved terms of real property acquisition under Item 1.2.2; no other reportable action.

1.3 ROLL CALL                      Present:        Mayor Dhaliwal; Vice Mayor Lazard;  
   Councilmembers: Akinjo, Diallo, and  
   Torres-O’Callaghan.

Absent:        None

1.4 INVOCATION – Pastor Tacia Gampon, New Life Church, provided the invocation.

1.5 PLEDGE OF ALLEGIANCE – The Girl Scout of America Troop 1450 lead the pledge of allegiance.

1.6 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER

City Manager Stephen Salvatore delegated comments to Finance Director Cari James. Ms. James provided an update related to postponed utility service accounts disconnections for non-payment under the Governor’s Executive Order N-42-20.

1.7 INFORMATIONAL ITEM(S) – None

1.8 DECLARATION OF CONFLICT(S) OF INTEREST

Vice Mayor Lazard declared a conflict of interest with Items 4.18 through 4.21, due to her employment with Dell’Osso Farms. Councilmember Diallo declared a conflict of interest with Items 4.18 through 4.21, due to an agreement with the River Islands Development.

## **2. PRESENTATIONS**

2.1 PRESENTATION OF CERTIFICATES OF APPRECIATION TO THE NATIONAL NIGHT OUT 2022 BLOCK PARTY PARTICIPANTS

Mayor Dhaliwal, Members of the City Council, and Chief of Police Raymond Bechler presented certificates of appreciation to the following 2022 National Night Out Block Party Participants: Michele Anderson, River Islands Riptide Football and Cheer Organization, Girl Scouts of America Troop 1450, River Islands Development LLC., Gloryanna and Ron Rhodes, Lorie and Jim Hilson, Angelica Flores, Jaqueline Love, Tracey Sylvester, Dinelle Davis-Arlia and Aldo Arlia, Francis Dixon, Hailey Emery, Lathrop JR Spartans, and Cierra Zapata.

2.2 INTRODUCTION OF NEW EMPLOYEES:

Deputy Finance Director Thomas Hedegard introduced new employees in the Finance Department: Sr. Customer Service Representative Amanda Pagan-Silva, Customer Service Supervisor Roopale Bulsara-Popal, and Management Analyst La Sandra Sipp.

Assistant City Manager Michael King introduced new employee in the Public Works Department: Administrative Assistant Monica Garcia.

Parks, Recreation and Maintenance Services Director Todd Sebastian introduced new employees in the Parks, Recreation and Maintenance Services Department: Administrative Assistant Amy Olson, and Streets & Maintenance Operations Manager Jason Bonilla. Mr. Sebastian also recognized newly promoted Sr. Recreation Leader Christopher McClain.

*City Council consensus directed staff to hear Item 3 (Citizen's Forum) and Item 4 (Consent Calendar), before Items 2.3 (Mayor's Committee Report(s)) and 2.4 (Lathrop Police Department Startup Budget Update), due to the large crowd wishing to speak on the consent calendar.*

## 2.3 MAYOR'S COMMITTEE REPORT(S)

Parks, Recreation and Maintenance Services Director Todd Sebastian reported on various past and upcoming events and programs, some of the highlights included:

- *Sangalang Park Grand Reopening*  
Announced the reopening of Sangalang Park scheduled for September 15, 2022 at 6:00 p.m.
- *Special Events*  
Provided an overview on various upcoming events: "Comedy Under the Stars", scheduled for September 16, 2022; and "Trunk or Treat" scheduled for October 22, 2022.
- *Senior Center Programs*  
Provided an overview on various past events: "Lathrop Police Department Senior Tour" held August 3, 2022; "Senior Summer Day Camp" held August 4, 2022; "Grandparents Day Luncheon" held September 9, 2022; and "Country Breakfast" scheduled the 1<sup>st</sup> Friday of the Month at 9:00 a.m.
- *Youth Development*  
Provided an overview on various upcoming events: "Revenge of the Robots - Kid's Night Out" scheduled for September 16, 2022; and "Teddy Bear Safari" scheduled for September 21, 2022 for ages 3-5.
- *Teen Programs*  
Provided an overview on various upcoming events: "Teens Bowling Night" scheduled for September 23, 2022, for grades 7-12<sup>th</sup>; and "Teen Halloween Party" scheduled for October 21, 2022, for grades 7-12<sup>th</sup>.

- *Leisure Programs*

Provided an overview on upcoming leisure programs: youth beginner cricket" for ages 6-17; after school skateboarding class for ages 5-17; and sewing classes for ages 9-13 & adults.

#### 2.4 LATHROP POLICE DEPARTMENT STARTUP BUDGET UPDATE

Finance Director Cari James provided the presentation. A question and answer period ensued throughout the presentation.

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

Irene Torres (zoom speaker) expressed concern with continuous commercial truck traffic on the residential portion of Lathrop Road. Chief of Police Raymond Bechler provided additional information.

### 4. **CONSENT CALENDAR**

On a motion by Mayor Dhaliwal, seconded simultaneously by Councilmembers Torres-O'Callaghan and Diallo, the City Council approved the Consent Calendar, except Items \*4.18 through 4.21, by the following roll call vote, unless otherwise indicated:

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

*\*Items 4.18 to 4.21 were voted on separately from the Consent Calendar.*

#### 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 8, 2022.

#### 4.3 SECOND READING AND ADOPTION OF ORDINANCE 22-439 OF THE CITY OF LATHROP AMENDING TITLE 9 "PUBLIC PEACE AND WELFARE" OF THE LATHROP MUNICIPAL CODE BY ADDING NEW CHAPTER 9.24 TITLED "PROPERTY AND EVIDENCE"

Pulled by Vice Mayor Lazard. A question and answer period ensued. Chief of Police Raymond Bechler provided additional information.

Waived full reading and adopted **Ordinance 22-439**, by title only, amending Title 9 "Public Peace and Welfare" of the Lathrop Municipal Code, by adding new Chapter 9.24, titled "Property and Evidence".

4.4 2022 CONFLICT OF INTEREST CODE BIENNIAL AMENDMENT

Adopted **Resolution 22-5133** adopting an amended Conflict of Interest Code.

4.5 UNCOLLECTIBLE UTILITY AND MISCELLANEOUS CUSTOMER ACCOUNTS

Approved write-off of uncollectible utility and miscellaneous accounts for Fiscal Year 2021-22.

4.6 APPROVE AMENDMENTS TO EMPLOYEE CLASSIFICATIONS / JOB DESCRIPTIONS FOR VARIOUS DEPARTMENTS

Adopted **Resolution 22-5134** approving amendments to job descriptions for positions in various departments.

4.7 APPROVE OUT-OF STATE TRAVEL FOR LATHROP POLICE DEPARTMENT STAFF TO PARTICIPATE IN THE RIMSCON 2022 CONFERENCE IN OCTOBER 2022

Adopted **Resolution 22-5135** approving out-of-state travel for two Lathrop Police Department staff members to attend the RIMSCON 2022 Conference in South Lake Tahoe, Nevada from October 10, 2022 to October 14, 2022.

4.8 APPROVE CHANGE ORDER NO. 2 WITH NEXTGEN ALPHA UPFITTING FOR THE PURCHASE AND INSTALLATION OF POLICE VEHICLE EQUIPMENT FOR RETROFITTING OF EXISTING POLICE DEPARTMENT FLEET

Adopted **Resolution 22-5136** approving Change Order No. 2 with NextGen Alpha Upfitting for the purchase and installation of vehicle equipment for retrofitting of existing Police Department fleet.

4.9 APPROVE COMMUNITY WORKFORCE AND TRAINING AGREEMENT WITH THE SAN JOAQUIN BUILDING AND CONSTRUCTION TRADES COUNCIL FOR THE CORPORATION YARD AND EVIDENCE FACILITY RETROFIT PROJECT, GG 21-13

Pulled by Councilmember Diallo. A question and answer period ensued. City Manager Stephen Salvatore and Assistant City Manager Michael King provided additional information.

In person speakers: Jason Lindsey, Michael Mark, Orlando Castellon, Will Kelly, Isabella Gomez, Gorgina Halaufia, and Manuel Zapata spoke in support of the item.

Adopted **Resolution 22-5137** approving a Community Workforce and Training Agreement with the San Joaquin Building and Construction Trades Council, for the Corporation Yard and Evidence Facility Retrofit Project, GG 21-13.

- 4.10 APPROVE AMENDMENT NO. 1 WITH WGR SOUTHWEST, INC. FOR PHASE II SMALL MUNICIPAL SEPARATE STORM SEWER SYSTEM PROGRAM, RCP SD 22-32 AND RELATED BUDGET AMENDMENT

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

Adopted **Resolution 22-5138** approving Amendment No. 1 with WGR Southwest, Inc. to provide support services for Phase II Small Municipal Separate Storm Sewer System Program, Regulatory Compliance Program (RCP) SD 22-32, and related budget amendment.

- 4.11 APPROVE AMENDMENT NO. 1 TO THE PUBLIC INFRASTRUCTURE CREDIT AND REIMBURSEMENT AGREEMENT RELATING TO THE CENTRAL LATHROP SPECIFIC PLAN AREA

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

Adopted **Resolution 22-5139** approving Amendment No. 1 to the Public Infrastructure Credit and Reimbursement Agreement with Saybrook CLSP, LLC and Lathrop Land Acquisition, LLC, relating to the Central Lathrop Specific Plan Area.

- 4.12 APPROVE RELOCATION OF RIVER PARK NORTH AND APPROVE THE NAMING OF TWO NEW PARKS

Adopted **Resolution 22-5140** approving the relocation of River Park North, and the naming of two new neighborhood parks in the Central Lathrop Specific Plan Area, as Lions Park and Rotary Park.

- 4.13 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY RTC CONSTRUCTION MANAGEMENT, INC., DBA R.L. FRIEND CONSTRUCTION, INC., FOR WATER SYSTEM REPAIRS, CIP PW 21-07

Adopted **Resolution 22-5141** approving public improvements constructed by RTC Construction Management, Inc., dba R.L. Friend Construction, Inc., for water system repairs, CIP PW 21-07, authorizing

the filing of a Notice of Completion, releasing contract retention, and releasing Performance and Payment Bonds.

4.14 ACCEPT PUBLIC OFFSITE LANDSCAPE IMPROVEMENTS FROM SOUTH LATHROP LAND, LLC

Adopted **Resolution 22-5142** accepting offsite landscape improvements from South Lathrop Land, LLC in the South Lathrop Specific Plan Area.

4.15 CREATE CIP PS 23-04 FOR THE JOHNSON FERRY STREETLIGHT INSTALLATION, AND APPROVE RELATED BUDGET AMENDMENT

Adopted **Resolution 22-5143** approving the creation of CIP PS 23-04, Johnson Ferry streetlight installation, awarding a Construction Contract to Bockmon & Woody Electric Co. Inc., and related budget amendment.

4.16 AWARD CONSTRUCTION CONTRACT TO ODYSSEY LANDSCAPING, INC. FOR MOSSDALE IRRIGATION & LANDSCAPE IMPROVEMENTS, CIP GG 20-19, AND LOUISE AVE & LATHROP RD LANDSCAPE IMPROVEMENTS, CIP GG 21-15, AND APPROVE BUDGET AMENDMENT

Adopted **Resolution 22-5144** awarding Construction Contract to Odyssey Landscaping, Inc., for the Mossdale irrigation and landscape improvements, CIP GG 20-19, and Louise Ave & Lathrop Rd landscape improvements, CIP GG 21-15, and related budget amendment.

4.17 AWARD CONSTRUCTION CONTRACT TO PACIFIC EXCAVATION, INC. FOR STREETLIGHTS FOR LOUISE AVENUE LANDSCAPE, CIP GG 21-15, AND APPROVE BUDGET AMENDMENT

Adopted **Resolution 22-5145** awarding Construction Contract to Pacific Excavation, Inc., for streetlight improvements for the Louise Ave landscape portion of CIP GG 21-15, and related budget amendment.

**RIVER ISLANDS CONSENT ITEM(S)**

*Vice Mayor Lazard and Councilmember Diallo recused themselves at 8:18 p.m., following the vote of the consent calendar (Items 4.1 to 4.17), prior to the vote of Item 4.18, due to declared conflict of interested as noted on Item 1.8. City Attorney Salvador Navarrete announced that Vice Mayor Lazard was stepping down due to receiving \$500 or more, due to her employment with Dell'Osso Farms, and Councilmember Diallo was stepping down due to an agreement with the River Islands Development, and the Fair Political Practices Commission (FPPC) determination/legal opinion on the matter was pending.*

On a motion by Mayor Dhaliwal, seconded by Councilmember Torres-O'Callaghan, the City Council approved Items 4.18 through 4.21, by the following roll call vote, unless otherwise indicated:

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

- 4.18 APPROVE PROFESSIONAL SERVICES AGREEMENT WITH DELL'OSSO FARMS, LLC. TO PROVIDE LAW ENFORCEMENT SERVICES FOR THE PUMPKIN MAZE EVENT, OCTOBER 1, 2022 THROUGH OCTOBER 31, 2022

Adopted **Resolution 22-5146** approving Professional Services Agreement with Dell'Osso Farms, LLC, to provide law enforcement services for the Pumpkin Maze Event, October 1, 2022 through October 31, 2022.

- 4.19 APPROVE THE RIVER ISLANDS PHASE ONE PARKS AND OPEN SPACE MASTER PLAN

Adopted **Resolution 22-5147** approving the River Islands Phase One Parks and Open Space Master Plan.

- 4.20 APPROVE TWO RIVER ISLANDS COMMUNITY PARK DESIGNS

Adopted **Resolution 22-5148** approving two (2) new River Islands Community Park designs for the Lathrop Landing Community Park and STEAM Academy Community Park.

- 4.21 ACCEPT PUBLIC IMPROVEMENTS INCLUDING WATER TANK, BOOSTER PUMPS, AND SEWER PUMP STATION, APPROVE COMMON USE AGREEMENT WITH RD 2062, ACCEPT IRREVOCABLE OFFER OF DEDICATION FOR STORM DRAIN EASEMENT, AND GRANT DEED FOR PORTION OF PARCEL 1 OF TRACT 3876 (EMPLOYMENT CENTER) FROM RIVER ISLANDS DEVELOPMENT, LLC

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

Adopted **Resolution 22-5149** accepting Public Improvements, Including Water Tank, Booster Pumps, and Sewer Pump Station, Approve Common Use Agreement with RD 2062, Accept Irrevocable Offer of Dedication for Storm Drain Easement, and Grant Deed for Portion of Parcel 1 of Tract 3876 (Employment Center) from River Islands Development, LLC



## 5. SCHEDULED ITEMS

*Vice Mayor Lazard and Councilmember Diallo returned to the dais at 8:22 p.m.*

- 5.1 RECEIVE UPDATE ON CIP GG 22-35 CAMERA SURVEILLANCE SYSTEMS FOR MAJOR CITY PARKS, AND REQUEST APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH IXII GROUP, INC. TO PROVIDE CONSULTING SERVICES RELATED TO TECHNOLOGY PLATFORMS AND EQUIPMENT ASSOCIATED WITH GATHERING VIDEO DATA AT VARIOUS LOCATIONS WITHIN THE CITY, CIP GG 22-35

City Manager Stephen Salvatore introduced City Consultant, Jamie Hudson, with the IXII Group, Inc. Mr. Hudson provided the presentation. A question and answer period ensued throughout the presentation. The City Council received an update on the project and discussed the options presented.

On a motion by Vice Mayor Lazard, seconded by Councilmember Akinjo, the City Council adopted **Resolution 22-5150** approving Professional Services Agreement with IXII Group, Inc., to provide consulting services related to technology platforms and equipment associated with camera surveillance systems for major city parks, and project budget amendment for \$246,950, including a 10% project contingency, CIP GG 22-35.

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

*City Council consensus directed staff to present Item 5.5, before Item 5.2, to accommodate members in the audience waiting to hear time Item 5.5.*

- 5.2 PUBLIC HEARING AND APPROVAL OF THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY'S MOSSDALE TRACT AREA REGIONAL URBAN LEVEL OF FLOOD PROTECTION DEVELOPMENT IMPACT FEE UPDATE NEXUS STUDY AND RELATED COLLECTION AGREEMENT

City Engineer Brad Taylor introduced Seth Wurzel, Larsen Wurzel & Associates, Inc., representing the San Joaquin Area Flood Control Agency. Mr. Wurzel provided the presentation. A question and answer period ensued following the presentation. City Manager Stephen Salvatore provided additional information. Mayor Dhaliwal opened the public hearing. There were no speakers. Mayor Dhaliwal closed the public hearing.

On a motion by Councilmember Akinjo, seconded by Vice Mayor Lazard, the City Council considered the following:

1. Held a public hearing; and
2. Adopted **Resolution 22-5151** approving the Nexus Study, and delegating authority to the City Manager to execute the amended Collection Agreement with the San Joaquin Area Flood Control Agency, San Joaquin County and the Cities of Manteca and Stockton.

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

*(\*The City of Lathrop City Council Handbook Rules and Procedures, page 13, Chapter IV, Section 8(5) applies to abstentions without identified legal disqualifications.)*

### 5.3 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER ADOPTION OF THE REGIONAL URBAN LEVEL OF FLOOD PROTECTION DEVELOPMENT LEVEE IMPACT FEE IN THE MOSSDALE TRACT AREA

Seth Wurzel, Larsen Wurzel & Associates, Inc., representing the San Joaquin Area Flood Control Agency, provided the presentation under Item 5.2. Mayor Dhaliwal opened a second public hearing as required for Item 5.3. There were no speakers. Mayor Dhaliwal closed the public hearing.

On a motion by Mayor Dhaliwal, seconded by Councilmember Akinjo, the City Council considered the following:

1. Held a public hearing; and
2. Adopted **Resolution 22-5152** approving the Regional Urban Level of Flood Protection Development Levee Impact Fee in the Mossdale Tract Area.

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

*(\*The City of Lathrop City Council Handbook Rules and Procedures, page 13, Chapter IV, Section 8(5) applies to abstentions without identified legal disqualifications.)*

#### 5.4 GRAND JURY REPORT RESPONSE

City Attorney Salvador Navarrete provided the presentation. A question and answer period followed.

On a motion by Councilmember Akinjo, seconded by Vice Mayor Lazard, the City Council accepted the Grand Jury Report on Cybersecurity and directed the City Attorney to submit a letter to the Presiding Judge of the San Joaquin County Superior Court responding to the findings and recommendations of the Grand Jury Report.

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

#### 5.5 CITY COUNCIL DISCUSSION REGARDING REGULATION AND PERMIT OPTIONS FOR TATTOO/BODY ART ESTABLISHMENTS

Community Development Director Mark Meissner and Assistant Community Development Director Rick Caguiat provided the presentation. A question and answer period ensued throughout the presentation.

Phillip Mendoza (in person speaker) spoke in support of the item and provided information related to the health and safety compliance requirements for tattoo parlors.

On a motion by Mayor Dhaliwal, seconded by Vice Mayor Lazard, the City Council discussed the item and provided staff with direction to prepare an ordinance, using option 1 presented, similar to City of Riverbank conditions of approval, and one business license per 30,000 residents, for review by the Planning Commission and subsequent consideration of the City Council, for regulation and permit options for tattoo/body art establishments.

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

### 6. COUNCIL COMMUNICATIONS

- 6.1 MAYOR DHALIWAL REFERRAL - Appointment of Four (4) Members to the Youth Advisory Commission, with Term Ending, May 31, 2022
- Four (4) Applications Received / Thirteen (13) Commission Member Vacancies

Mayor Dhaliwal made the following appointment:

**Youth Advisory Commission**

Daniel Manzanares Jr.  
Pranav Vemparala  
Angelina Michelucci  
Amani Watson

**Term Expires**

May 31, 2023  
May 31, 2023  
May 31, 2023  
May 31, 2023

On a motion by Vice Mayor Lazard, seconded by Councilmember Akinjo, the City Council approved the appointment made by Mayor Dhaliwal as noted above.

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

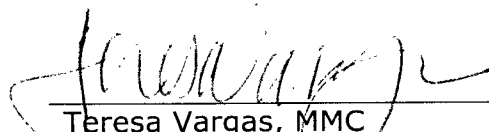
6.2 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S)

Councilmember Akinjo reported his attendance to the Annual League of California Cities Conference, and his appointment to President of the Central Valley Division of the League of California Cities.

6.3 MAYOR & COUNCILMEMBER COMMENT(S)

Councilmembers thanked those in attendance; expressed appreciation to staff; and requested additional traffic enforcement on Lathrop Road.

7. **ADJOURNMENT** – There being no further business, Mayor Dhaliwal adjourned the meeting at 10:25 p.m.

  
\_\_\_\_\_  
Teresa Vargas, MMC  
Government Services Director  
City Clerk