

**CITY OF LATHROP  
LATHROP CITY COUNCIL REGULAR MEETING &  
LATHROP FINANCING AUTHORITY BOARD OF DIRECTORS  
SPECIAL MEETING  
MONDAY, MAY 8, 2023  
7:00 P.M.  
COUNCIL CHAMBER, CITY HALL  
390 Towne Centre Drive  
Lathrop, CA 95330**

**CONSOLIDATED MINUTES**

**PLEASE NOTE: There was no Closed Session. The Regular Meeting commenced at 7:03 p.m.**

**1. PRELIMINARY**

1.1 CALL TO ORDER – Mayor Dhaliwal called the meeting to order at 7:03 p.m.

1.2 ROLL CALL Present: Mayor Dhaliwal and Councilmembers Lazard and Torres-O’Callaghan.

Absent: Vice Mayor Akinjo and Councilmember Diallo.

Mayor Dhaliwal announced the absence of City Manager Stephen Salvatore, Vice Mayor Akinjo, and Councilmember Diallo, due to their participation at the 2023 One Voice Regional Advocacy Trip to Washington, D.C.

1.3 INVOCATION – Pastor Nathaniel Camarena, Abundant Life Center Church, provided the invocation.

1.4 PLEDGE OF ALLEGIANCE – Pastor Camarena led the pledge of allegiance.

1.5 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER

Assistant City Manager Michael King announced the appointment of Rick Caguiat to Community Development Director.

1.6 INFORMATIONAL ITEM(S) – NONE

1.7 DECLARATION OF CONFLICT(S) OF INTEREST –

No conflicts of interest declared.

City Attorney Salvador Navarrete clarified that Councilmember Torres-O'Callaghan was not subject to a conflict of interest with Item 4.29 (Mossdale Landscape and Lighting Maintenance District), due to the general exception that allows elected officials that live in a large district to vote on matters of the general public, as their vote does not result in a direct personal benefit.

## **2. PRESENTATIONS**

### **2.1 MAYOR'S COMMITTEE REPORT(S)**

Parks, Recreation & Maintenance Services Director Todd Sebastian provided a brief update on various past and upcoming committee events and programs.

- *Past Special Events*

Provided an overview on the "Earth Day Recycling Event" held April 12, 2023, over 2,500 lbs. of E-waste collected and 500 bags of recycled mulch provided to residents.

- *Upcoming Special Events*

Provided an overview on various upcoming events: "Mayor's Art Show and Sale", scheduled for May 12, 2023; "Memorial Day Ceremony", scheduled for May 29, 2023 at Valverde Park; "Community Garage Sale", scheduled for May 13, 2023 at the Senior Center parking lot; "Movies in the Park", Friday nights starts June 2<sup>nd</sup>, movies start at dusk at the Generations Center; "Concerts in the Park", Friday nights starts July 7<sup>th</sup> at the Generations Center; and the "July 1<sup>st</sup> Lathrop Celebration Event, at the Generations Center.

For more information or to register please visit the City's website at [www.ci.lathrop.ca.us/parksrec](http://www.ci.lathrop.ca.us/parksrec), or call (209) 941-7370.

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

Gavin Cline (in person speaker), Legislative Representative for Congress Member John Duarte, provided an overview of various legislative updated and activities for California's 13th District.

Cesar Albano (in person speaker), representing the United Bacarreños of America, extended an invitation to the 20<sup>th</sup> anniversary celebration of the City's cultural relationship with sister-city Bacarra, Ilocos Norte, Philippines, and requested City Council approval for the City to participate in the event, scheduled on July 22, 2023. A question and answer period ensued, the City Council directed staff to bring back a fee waiver request at the next regular meeting.

Arjun Kalwala and Anil Kumar Vadakapuran (in person speakers) both expressed similar concerns related to additional school options to support the new development in Central Lathrop, and below standard school grades due to overcrowding at existing schools. Both residents stated they raised concerns with the MUSD Board of Directors, expressed frustration with lack of response. The City Council directed staff to request a 2x2 meeting with MUSD representatives, and encouraged the residents to participate in the MUSD Board Meetings to continue conveying their concerns.

#### 4. CONSENT CALENDAR

On a motion by Councilmember Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council approved the Consent Calendar, by the following roll call vote, unless otherwise indicated:

Ayes: Lazard, Torres-O'Callaghan and Dhaliwal  
Noes: None  
Absent: Akinjo and Diallo  
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 March 13, 2023.

##### 4.3 SECOND READING AND ADOPTION OF ORDINANCE 23-445 OF THE CITY COUNCIL OF THE CITY OF LATHROP AMENDING TITLE 17 OF THE LATHROP MUNICIPAL CODE TO LIMIT HOTEL DEVELOPMENT IN THE CENTRAL LATHROP SPECIFIC PLAN DEVELOPMENT AREA (TA-23-32)

Waived full reading and adopted **Ordinance 23-445** amending Title 17 of the Lathrop Municipal Code to limit hotel development in the Central Lathrop Specific Plan Development Area (TA-23-32).

##### 4.4 TREASURER'S REPORT FOR MARCH 2023

Approved Quarterly Treasurer's Report for March 2023.

##### 4.5 CONFIRM PARTICIPATION IN THE SAN JOAQUIN URBAN COUNTY PROGRAM FOR FISCAL YEARS 2024-2026 TO OBTAIN HOUSING AND URBAN DEVELOPMENT FUNDS

Approved and confirmed the City of Lathrop's participation in the San Joaquin Urban County Program for Fiscal Years 2024-2026, to obtain housing and urban development funds.

4.6 APPROVE UPDATED RECORDS AND INFORMATION MANAGEMENT PROGRAM POLICY AND UPDATED COMPREHENSIVE RETENTION SCHEDULE

Adopted **Resolution 23-5263** approving the City of Lathrop's updated Records and Information Management Program Policy and updated comprehensive Retention Schedule for all City Departments.

4.7 APPROVE THE UPDATED FACILITY FEE WAIVER POLICY

Adopted **Resolution 23-5264** approving the updated Facility Fee Waiver Policy for rentable indoor facilities, picnic shelters and sports fields.

4.8 APPROVE THE SPECIAL USE PERMIT POLICY

Benjamin Jex (in person speaker) requested additional information related to the matter. Parks, Recreation and Maintenance Services Director Todd Sebastian provided additional information.

Adopted **Resolution 23-5265** approving the Special Use Permit Policy for outdoor public event request(s) in City Parks, which are not hosted or affiliated with the City of Lathrop.

4.9 APPROVE THE JULY 1ST CELEBRATION TEMPORARY STREET CLOSURE

Adopted **Resolution 23-5266** approving temporary street closure on Spartan Way, Crespi Street and Locomotive Street, for the City of Lathrop July 1, 2023 Celebration.

4.10 APPROVE THE PLANNING FEE WAIVER REQUEST BY GLOBAL SEVA FOUNDATION (TUP-23-41)

Adopted **Resolution 23-5267** waiving the Temporary Use Permit application processing and document retention fees for the Global Seva Foundation, in the combined amount of \$392.

4.11 APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH BADAWI & ASSOCIATES FOR PROFESSIONAL AUDITING SERVICES

Adopted **Resolution 23-5268** approving Professional Services Agreement with Badawi & Associates for professional auditing services.

- 4.12 APPROVE THE RESOLUTION DECLARING THE REMAINING REDEMPTION FUND BALANCE TO BE SURPLUS, ORDERING THE DISPOSITION OF SUCH SURPLUS, AND APPROVING THE CLOSEOUT ANALYSIS REPORT PREPARED BY NBS FOR THE NORTH HARLAN WATER IMPROVEMENT DISTRICT 99-01

Adopted **Resolution 23-5269** declaring the remaining redemption fund balance to be surplus, ordering the disposition of such surplus, and approving the closeout analysis report prepared by NBS for the North Harlan Water Improvement District 99-01.

- 4.13 APPROVE PROFESSIONAL SERVICE AGREEMENT WITH BAY ALARM COMPANY FOR SECURITY, FIRE ALARM, ACCESS CONTROL, EQUIPMENT, MONITORING AND MAINTENANCE

Adopted **Resolution 23-5270** approving Professional Service Agreement with Bay Alarm Company for security, fire alarm, access control, equipment, monitoring, and maintenance services.

- 4.14 APPROVE CONTRACT CHANGE ORDER NO. 30 WITH DAVID SILVA, DBA SILVA LANDSCAPE FOR PARK LANDSCAPE AND STREETScape MAINTENANCE

Adopted **Resolution 23-5271** approving Contract Change Order No. 30 with David Silva, dba Silva Landscape for park landscape and streetscape maintenance.

- 4.15 APPROVE CONTRACT AMENDMENT NO. 1 WITH WEST COAST ARBORISTS, INC.

Adopted **Resolution 23-5272** approving Contract Amendment No. 1 with West Coast Arborists, Inc. to extend the contract term by three years, ending June 30, 2026, with an annual contract budget amount of \$200,000.

- 4.16 APPROVE CONTRACT AMENDMENT NO. 2 WITH SORACCO, INC., FOR ON-CALL CONSTRUCTION SERVICES FOR WET UTILITY AND STREET REPAIRS

Adopted **Resolution 23-5273** approving Contract Amendment No. 2 for on-call construction services for wet utility and street repairs with Soracco, Inc.

- 4.17 APPROVE AMENDMENT NO. 4 WITH LUHDORFF & SCALMANINI CONSULTING ENGINEERS, CONTRACT CHANGE ORDER NO. 6 WITH COMMERCIAL PUMP & MECHANICAL, INC., AND APPROVE BUDGET AMENDMENT FOR WELL 10 TESTING, ANALYSIS AND MODIFICATIONS, CIP PW 22-37

Adopted **Resolution 23-5274** approving Amendment No. 4 with Luhdorff & Scalmanini Consulting Engineers, Contract Change Order No. 6 with Commercial Pump & Mechanical, Inc., and approve budget amendment for the Well 10 testing, analysis and modifications, CIP PW 22-37.

- 4.18 APPROVE INDUSTRIAL SOLID WASTE LICENSE RENEWALS FOR FISCAL YEAR 2023-24

Adopted **Resolution 23-5275** approving annual Industrial Solid Waste License renewals for Delta Container Corporation, Ground Force Enterprises, and Stockton Scavengers for Fiscal Year 2023-24.

- 4.19 AUTHORIZE ADJUSTMENT TO THE REPUBLIC SERVICES SOLID WASTE COLLECTION RATES FOR FISCAL YEAR 2023-2024

Adopted **Resolution 23-5276** authorizing an increase to Republic Services solid waste collection rates, based on the Consumer Price Index for San Francisco-Oakland-San Jose, for all urban consumers for Fiscal Year 2023-24.

- 4.20 APPROVE CONTRACT CHANGE ORDER NO. 4 WITH ODYSSEY LANDSCAPING, INC., FOR IMPROVEMENTS ON RIVER ISLANDS PKWY BETWEEN GOLDEN VALLEY PKWY & MCKEE BLVD, AND APPROVE RELATED BUDGET AMENDMENT ASSOCIATED WITH CIP GG 20-19

Adopted **Resolution 23-5277** approving Contract Change Order No. 4 with Odyssey Landscaping, Inc., for improvements on River Islands Pkwy, between Golden Valley Pkwy & McKee Blvd, and approve related budget amendment associated with CIP GG 20-19.

- 4.21 TRANSPORTATION DEVELOPMENT ACT (TDA) CLAIM FOR FISCAL YEAR 2022-23

Adopted **Resolution 23-5278** authorizing the filing of a Transportation Development Act (TDA) claim for Local Transportation Funds (LTF) for Fiscal Year 2022-23.

- 4.22 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY G&G BUILDERS, INC., FOR VALVERDE PARK IMPROVEMENTS, CIP PK 22-08

Adopted **Resolution 23-5279** accepting public improvements constructed by G&G Builders, Inc., for the Valverde Park improvements, CIP PK 22-08, authorizing the filing of a Notice of Completion, release of contract retention, and release of Performance and Payment Bonds.

- 4.23 AWARD CONSTRUCTION CONTRACT TO DIEDE CONSTRUCTION INC. FOR THE CITY HALL ADA IMPROVEMENTS COUNCIL CHAMBER, CIP GG 22-04

Adopted **Resolution 23-5280** awarding a Construction Contract to Diede Construction Inc. for the City Hall ADA improvements to the Council Chamber, CIP GG 22-04.

- 4.24 CREATE CIP PS 23-10, MOSSDALE ROAD OVERLAY, APPROVE REIMBURSEMENT AGREEMENT WITH BROWN SAND, INC., AND APPROVE BUDGET AMENDMENT

Adopted **Resolution 23-5281** creating CIP PS 23-10, Mossdale Road Overlay, approving a Reimbursement Agreement with Brown Sand, Inc., and approving budget amendment.

- 4.25 CREATE CIP GG 23-19 SOUTH LATHROP SURVEILLANCE SYSTEM, RATIFY PURCHASES FROM ICU TECHNOLOGIES AND VIGILANT SOLUTIONS AND, APPROVE RELATED BUDGET AMENDMENTS

Adopted **Resolution 23-5282** creating CIP GG 23-19 for South Lathrop Surveillance System, ratifying purchases from ICU Technologies and Vigilant Solutions, and approving related budget amendment.

- 4.26 RATIFY THE PURCHASES OF AUTOMATIC LICENSE PLATE RECOGNITION SOFTWARE, HARDWARE AND CONFIGURATION OF SURVEILLANCE SYSTEM FROM VIGILANT SOLUTIONS, LLC, AND, ICU TECHNOLOGIES, INC., FOR CIP GG 19-07 CITYWIDE SURVEILLANCE SYSTEM AND APPROVE RELATED BUDGET AMENDMENT

Adopted **Resolution 23-5283** ratifying the purchase of automatic license plate recognition software, hardware and configuration from Vigilant Solutions, LLC, and ICU Technologies, Inc, and approving related budget amendment.

- 4.27 RATIFY CITY MANAGER'S EXECUTION OF CHANGE ORDER NO. 3 WITH LANG COMPANIES INC., DBA FINELINE STRIPING FOR RESTRIPIING CROSSWALKS ON SOMERSTON PARKWAY, CIP PS 22-16

Adopted **Resolution 23-5284** ratifying Contract Change Order No. 3 with Lang Companies Inc., dba FineLine Striping, for re-striping of crosswalks on Somerston Parkway, CIP PS 22-16.

- 4.28 RATIFY EMERGENCY REPLACEMENT OF TWO PUMPS AT POND S5 RECYCLED WATER PUMP STATION BY AMERINE SYSTEMS, INC.

Adopted **Resolution 23-5285** ratifying the emergency replacement of two pump assemblies at Pond S5, Recycled Water Pump Station, by Amerine Systems, Inc.

- 4.29 APPROVE THE PRELIMINARY ENGINEER'S REPORT AND DECLARING INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2023/24 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 considered the following:

1. Adopted **Resolution 23-5286** approving the Preliminary Engineer's Report for the Industrial Lighting Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2023/24;
2. Adopted **Resolution 23-5287** approving the Preliminary Engineer's Report for the Residential Lighting Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2023/24;
3. Adopted **Resolution 23-5288** approving the Preliminary Engineer's Report for the Mossdale Landscape and Lighting Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2023/24; and
4. Adopted **Resolution 23-5289** 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 2023/24.

- 4.30 APPROVE THE PRELIMINARY ENGINEER'S REPORT AND DECLARING INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2023/24 FOR STONEBRIDGE LANDSCAPING MAINTENANCE DISTRICT AND STONEBRIDGE DRAINAGE AND LIGHTING DISTRICT

Council considered the following:

1. Adopted **Resolution 23-5290** approving the Preliminary Engineer's Report for the Stonebridge Landscaping Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2023/24; and
2. Adopted **Resolution 23-5291** approving the Preliminary Engineer's Report for the Stonebridge Drainage & Lighting District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2023/24.



## 5. SCHEDULED ITEMS

### 5.1 REFUNDING OF LATHROP FINANCING AUTHORITY REVENUE BONDS (MOSSDALE VILLAGE REFUNDINGS) 2013 SERIES A, INCLUDING CITY OF LATHROP COMMUNITY FACILITIES DISTRICT NO. 2003-01 (MOSSDALE VILLAGE), SPECIAL TAX BONDS, 2013 SERIES A AND CITY OF LATHROP LIMITED OBLIGATION IMPROVEMENT BONDS, REASSESSMENT DISTRICT NO. 2013-1 (MOSSDALE VILLAGE)

Finance Director Cari James provided the presentation. The City Council provided a motion for all items.

On a motion by Councilmember Lazard, seconded by Mayor Dhaliwal, the City Council:

1. Adopted **Resolution 23-5292** authorizing the issuance and sale of Special Tax Refunding Bonds, approving and directing the Execution of an indenture, an Escrow Agreement, authorizing sale of bonds and other related documents and actions with respect thereto;
2. Adopted **Resolution 23-5293** of intention to levy reassessments and to issue refunding bonds upon the security thereof;
3. Adopted **Resolution 23-5294** adopting a Reassessment Report, confirming and ordering the reassessment pursuant to summary proceedings and direction actions with respect thereto;
4. Adopted **Resolution 23-5295** authorizing the issuance and sale of Reassessment Bonds, approving and directing the execution of an indenture and an Escrow Agreement, authorizing the sale of bonds, and other related documents and actions with respect thereto; and
5. Adopted **Resolution 23-5296**, a Resolution of the Board of Directors of the Lathrop Financing Authority, authorizing the issuance and sale of its Refunding Revenue Bonds in one or more series, and approving related agreements and actions.

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

5.2 REVIEW AND PROVIDE DIRECTION ON DESIGN OPTIONS FOR CIP PK 22-12 THE GREEN PARK REVITALIZATION PROJECT

Parks, Recreation and Maintenance Services Director Todd Sebastian provided the presentation. A question and answer period ensued throughout the presentation.

Council consensus directed staff to move forward with design Option 1 with a lighter color scheme, for the Green Park Revitalization Project, CIP PK 22-12, and approved the associated budget amendment; as a result, the City Council adopted **Resolution 23-5297** by consensus.

**6. COUNCIL COMMUNICATIONS**

- 6.1 MAYOR DHALI WAL REFERRAL – Appointment of Ten (10) Members to the Youth Advisory Commission, with Term Ending May 31, 2024
- Ten (10) Applications Received (Thirteen (13) Vacancies)

Mayor Dhaliwal made the following appointment:

<b><u>Youth Advisory Commission</u></b>	<b><u>Term Expires</u></b>
Angelina Michelucci	May 31, 2024
Christopher Cadiente	May 31, 2024
Myli Bella Charlie Babagay	May 31, 2024
Zurina Folkes – Williams	May 31, 2024
Harnoor Brar	May 31, 2024
Gurjot Singh	May 31, 2024
Shubneet Kaur	May 31, 2024
Manpreet Kaur Bains	May 31, 2024
Tanya Singh	May 31, 2024
Osen Grace Ugbiyobo	May 31, 2024

On a motion by Councilmember Lazard, seconded by Councilmember Torres-O’Callaghan, the City Council approved the appointment made by Mayor Dhaliwal as noted above.

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

- 6.2 MAYOR DHALI WAL REFERRAL – Appointment of an Alternate Board Member to the San Joaquin Area Flood Control Agency (SJAFCA) Board of Directors

Mayor Dhaliwal appointed Councilmember Torres-O'Callaghan as an Alternate Board Member to the San Joaquin Area Flood Control Agency (SJAFCFA) Board of Directors.

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

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

6.3 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S)

Councilmember Torres-O'Callaghan reported her attendance, along with Vice Mayor Akinjo and Councilmember Diallo, to the League of California Cities Legislative Action Days at the State Capitol.

6.4 MAYOR & COUNCILMEMBER COMMENT(S)

Councilmember Lazard commented on a letter she received from a constituent regarding excessive traffic enforcement. Councilmember Torres-O'Callaghan requested a referral for drill training to all Council Members, Committee Members and staff regarding emergency situations, such as, active shooter and other related emergencies/disasters.

7. **ADJOURNMENT** – There being no further business, Mayor Dhaliwal adjourned the meeting at 8:09 p.m.



Teresa Vargas, MMC  
Government Services Director/  
City Clerk