

**CITY OF LATHROP  
CITY COUNCIL SPECIAL MEETING  
MONDAY, NOVEMBER 18, 2024  
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 5:45 p.m. The Special Meeting reconvened at 7:12 p.m.**

**1. PRELIMINARY**

1.1 CALL TO ORDER – Mayor Dhaliwal called the meeting to order at 5:45 p.m.

1.2 CLOSED SESSION

1.2.1 LIABILITY CLAIM - Pursuant to Government Code Section 54956.95

Claimant: Fernando Flores

Agency Claimed Against: City of Lathrop

1.2.2 LIABILITY CLAIM - Pursuant to Government Code Section 54956.95

Claimant: Gerald Ray

Agency Claimed Against: City of Lathrop

1.2.3 CONFERENCE WITH LEGAL COUNSEL: Anticipated Litigation - Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(b) and 54956.9(e)(1)

- 1 Potential Case(s)

**RECONVENE** – Mayor Dhaliwal reconvened the meeting at 7:12 p.m.

1.2.4 REPORT FROM CLOSED SESSION

City Attorney Salvador Navarrete reported that the City Council met in Closed Session pursuant to Item 1.2; denied claim from Fernando Flores under Item 1.2.1 and claim from Gerald Ray under Item 1.2.2; no other reportable was action taken.

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

Absent: None

*After Item 2.3, Mayor Dhaliwal left for the remainder of the meeting at 7:29 p.m. Vice Mayor Diallo presided over the meeting.*

- 1.4 INVOCATION – Outreach Minister Roger Slate, Grace Community Church, provided the presentation.
- 1.5 PLEDGE OF ALLEGIANCE - Outreach Minister Roger Slate led the pledge of allegiance.
- 1.6 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER - None
- 1.7 INFORMATIONAL ITEM(S) - None
- 1.8 DECLARATION OF CONFLICT(S) OF INTEREST

Councilmember Lazard declared a conflict of interest with Items 4.21 and 4.22, due to her employment with Dell’Osso Farms.

## **2. PRESENTATIONS**

- 2.1 PROCLAMATION DECLARING NOVEMBER AS SIKH AWARENESS AND APPRECIATION MONTH

Mayor Dhaliwal, accompanied by the City Council, presented a proclamation declaring November as Sikh Awareness and Appreciation Month.

- 2.2 PROCLAMATION DECLARING NOVEMBER 21, 2024, AS CHILDREN’S GRIEF AWARENESS DAY

Councilmember Akinjo, accompanied by the City Council, presented a proclamation declaring November 21, 2024, as Children’s Grief Awareness Day.

- 2.3 INTRODUCTION OF NEW EMPLOYEES

Police Chief Stephen Sealy introduced Police Records Assistant Ramandeep Grewal, Police Officer Gabrielle Embers-Hartman, and Police Officer Alejandra Maldonado, as the newest member of the Police Department.

Assistant City Manager Michael King and Streets & Maintenance Operations Manager Dominic Maraspini introduced Maintenance Worker Bryan Howe and Maintenance Worker Armando Mendoza as the newest members of the Public Works Department.

*After Item 2.3, Mayor Dhaliwal left for the remainder of the meeting at 7:29 p.m. Vice Mayor Diallo presided over the meeting.*

### 3. CITIZEN'S FORUM

There were no speakers.

### 4. CONSENT CALENDAR

On a motion by Councilmember Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council approved the Consent Calendar, except \*Items 4.21 and 4.22, by the following roll call vote, unless otherwise indicated:

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

*\*(Items 4.21 and 4.22, voted on separately after Items 4.1 through 4.20, due to Conflicts of Interest declared under Item 1.8)*

#### 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 City Council Meeting of October 14, 2024, and the Special City Council Meeting of October 21, 2024.

#### 4.3 TREASURER'S REPORT FOR SEPTEMBER 2024

Approved Quarterly Treasurer's Report for September 2024.

#### 4.4 COMMUNITY FACILITIES DISTRICTS ANNUAL BOND ACCOUNTABILITY REPORT FOR FISCAL YEAR 2023-24

Received Report for Bonded and Non-Bonded Community Facilities Districts.

#### 4.5 RATIFY COUNCIL PARTICIPATION AT THE NAACP 2024 ANNUAL FREEDOM FUND BANQUET

Adopted **Resolution 24-5671** ratifying participation by Members of Council to the National Association for the Advancement of Colored People (NAACP) 2024 Annual Freedom Fund Banquet, November 16, 2024, at the Mercedes-Benz of Stockton, in Stockton, California.

- 4.6 RATIFY SERVICE CONTRACT WITH MCC CONTROLS LLC DBA PRIMEX TO PROVIDE TECHNICAL SERVICES AND SUPPORT FOR CONTROL SYSTEMS HARDWARE AND SOFTWARE

Adopted **Resolution 24-5672** ratifying Service Contract with MCC Controls LLC dba Primex to provide technical services and support for control systems hardware and software.

- 4.7 RATIFY THE SOFTWARE AS A SERVICE AGREEMENT WITH TYLER TECHNOLOGIES INC. FOR THE RENEWAL OF SOFTWARE SUBSCRIPTION LICENSING AND APPROVE BUDGET AMENDMENT

Adopted **Resolution 24-5673** ratifying a Software Service Agreement with Tyler Technologies, Inc. for the renewal of software subscription licensing and approving the related budget amendment.

- 4.8 APPROVE CONTRACT CHANGE ORDER NO. 8 WITH D.L. FALK CONSTRUCTION, INC. FOR POLICE PROPERTY & EVIDENCE BUILDING, CIP 21-13, AND APPROVE BUDGET AMENDMENT

Adopted **Resolution 24-5674** approving Contract Change Order No. 8 with D.L. Falk Construction, Inc. for the Police Property & Evidence Building, CIP 21-13, and approving the related budget amendment.

- 4.9 APPROVE TEMPORARY STREET CLOSURES FOR THE LATHROP CHRISTMAS PARADE AND TREE LIGHTING ON DECEMBER 7, 2024, FOR THOMSEN ROAD, J STREET, AND 5TH STREET

Adopted **Resolution 24-5675** approving temporary street closures for the Lathrop Christmas Parade and Tree Lighting on December 7, 2024, for Thomsen Road, J Street, and 5th Street.

- 4.10 APPROVE OUT OF STATE TRAVEL AUTHORIZING THE PARKS AND RECREATION DIRECTOR AND MANAGER TO ATTEND THE REC C.A.M.P. (COMMUNITY ARCHITECTURE MANAGEMENT AND PLANNING) CONFERENCE IN DALLAS, TEXAS

Adopted **Resolution 24-5676** authorizing out of state travel for the Parks and Recreation Director and Manager to attend the REC C.A.M.P. (Community Architecture Management and Planning) Conference, April 7-10, 2025, in Dallas, Texas.

- 4.11 APPROVE OUT OF STATE TRAVEL AUTHORIZING THE PARKS, AND RECREATION DIRECTOR TO ATTEND THE GOVERNMENT FLEET EXPO AND CONFERENCE IN CHARLOTTE, NORTH CAROLINA

Adopted **Resolution 24-5677** authorizing out of state travel for the Parks and Recreation Director to attend the 2025 Government Fleet Expo and Conference, June 23-27, 2025, in Charlotte, North Carolina.

4.12 APPROVE 2025 FACILITY FEE WAIVER REQUESTS FOR LATHROP LITTLE LEAGUE, LATHROP LIONS CLUB, LATHROP SUNRISE ROTARY, AND ALCOHOLICS ANONYMOUS

1. Adopted **Resolution 24-5678** approving Facility Fee Waiver Request from Lathrop Little League; and
2. Adopted **Resolution 24-5679** approving Facility Fee Waiver Request from Lathrop Lions Club; and
3. Adopted **Resolution 24-5680** approving Facility Fee Waiver Request from Lathrop Sunrise Rotary; and
4. Adopted **Resolution 24-5681** approving Facility Fee Waiver Request from Alcoholics Anonymous

4.13 APPROVE A MASTER AGREEMENT WITH NBS GOVERNMENT FINANCE GROUP DBA NBS TO PROVIDE SPECIAL DISTRICT ADMINISTRATION SERVICES

Adopted **Resolution 24-5682** approving a Master Agreement with NBS Government Finance Group to provide special district administration services.

4.14 APPROVE PROFESSIONAL SERVICE AGREEMENT WITH PAVEMENT ENGINEERING, INC. FOR PAVEMENT ASSESSMENT AND MANAGEMENT SYSTEM AND APPROVE BUDGET AMENDMENT

Adopted **Resolution 24-5683** approving Professional Service Agreement with Pavement Engineering, Inc. for pavement assessment and management system, and approving related budget amendment.

4.15 APPROVE PROFESSIONAL SERVICES AGREEMENT WITH PACE, INC. FOR INTEGRATION SERVICES AND EQUIPMENT FOR CTF PHASE 3 EXPANSION, CIP WW 22-38 AND APPROVE BUDGET AMENDMENT

Adopted **Resolution 24-5684** approving Professional Services Agreement with Pacific Advanced Civil Engineering, Inc. for integration services and equipment for CTF Phase 3 Expansion, CIP WW 22-38, and approving the related budget amendment.

4.16 AUTHORIZE THE POSTPONEMENT OF DELINQUENT UTILITY TURN-OFFS

Adopted **Resolution 24-5685** approving the suspension of service disconnections in the month of December 2024 for all delinquent accounts.

4.17 AUTHORIZE THE RELEASE OF CONTRACT RETENTION, AND PERFORMANCE AND PAYMENT BONDS FOR THE LATHROP ROAD RESIDENTIAL DRIVEWAY RECONSTRUCTION, CIP GG 24-27

Adopted **Resolution 24-5686** releasing Contract Retention, and Performance and Payment Bonds from Dirt Dynasty, Inc. for the Lathrop Road Residential Driveway Reconstruction, CIP GG 24-27.

- 4.18 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY DSS COMPANY DBA KNIFE RIVER CONSTRUCTION FOR PAVEMENT REHABILITATION, CIP PS 24-29

Adopted **Resolution 24-5687** accepting public improvements constructed by DSS Company, dba Knife River Construction, for the Pavement Rehabilitation Project, CIP PS 24-29, authorizing the filing of a Notice of Completion, releasing of Contract Retention, releasing Performance and Payment Bonds, and accepting the filing of a one-year Maintenance Warranty Bond.

- 4.19 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY MG & JC CONCRETE, INC. FOR CTF SERVICE DRIVEWAY, CIP WW 22-38

Adopted **Resolution 24-5688** accepting public improvements constructed by MG & JC Concrete, Inc., for the Consolidated Treatment Facility (CTF) service driveway, CIP WW 22-38, and authorizing the filing of a Notice of Completion, releasing of Contract Retention, releasing Performance and Payment Bonds, and accepting the filing of a one-year Maintenance Warranty Bond.

- 4.20 CREATE CIP PS 25-15 FOR STREET LIGHTS ON MCKINLEY AVENUE, AWARD CONSTRUCTION CONTRACT TO BEAR ELECTRICAL SOLUTIONS, LLC, AND APPROVE BUDGET AMENDMENT

Adopted **Resolution 24-5689** creating CIP PS 25-15 for Street Lights on McKinley Avenue, awarding a Construction Contract to Bear Electrical Solutions, LLC, and approving the related budget amendment.

*RIVER ISLANDS DEVELOPMENT CONSENT ITEM(S)*

*Councilmember Lazard recused herself at 7:35 p.m., following the vote of the consent calendar, prior to the vote of Items 4.21 and 4.22, due to declared conflict of interest as noted on Item 1.8.*

On a motion by Councilmember Akinjo, seconded by Councilmember Torres-O'Callaghan, the City Council approved the River Islands Development Consent Items 4.21 and 4.22, by the following roll call vote, unless otherwise indicated:

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

4.21 APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 33 LOTS IN TRACT 4244 VILLAGE 28 UNIT 1 WITHIN WEST VILLAGE DISTRICT OF RIVER ISLANDS

Adopted **Resolution 24-5690** approving Final Map for Tract 4244 Village 28, Unit 1, within the West Village District, totaling 33 single family lots, annexation into CFD 2023-1, and approving Subdivision Improvement Agreement with River Islands Development Area 1, LLC.

4.22 ACCEPT N8 AND N9 PUBLIC PARK IMPROVEMENTS WITH CONDITIONS WITHIN TRACTS 4020 AND 4089 FROM RIVER ISLANDS

Adopted **Resolution 24-5691** accepting N8 and N9 Public Park Improvements with conditions within Tracts 4020 and 4089 from the River Islands Development.

**5. SCHEDULED ITEMS**

*Councilmember Lazard returned to the dais at 7:37 p.m.*

5.1 DISCUSSION OF POSSIBLE FINANCIAL INCENTIVE PROGRAM(S) TO ATTRACT ENTERTAINMENT RETAIL BUSINESSES TO LATHROP

Economic Development Administrator Shelley Burcham provided the presentation, which included financial incentive program options funded by Measure D (Economic Development Fee) for City Council consideration. The options presented included: 1) Partial Reimbursement or Grant Based on City Capital Facility Fees; 2) City Lease Arrangement for Entertainment Use; and 3) Potential Loan Program to Entertainment Businesses. A question and answer period ensued following the presentation. Mansoor Fazel (zoom speaker) supported using the financial incentive program for retail / store front businesses that would provide job opportunities.

On a motion by Councilmember Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council considered the three incentive options presented, discussed and provided staff direction to establish an Entertainment Incentive Program based on the use of Measure D Funding. Furthermore, the City Council selected to move forward with a modified version of Option 1, for a max incentive amount of \$200,000 for capital facility fees, permit and plan check fees, and any other discretionary use as approved by the City Council, per entertainment applicants, retail or commercial small business applicants located East of Interstate 5.

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

## 5.2 APPROVE TIME EXTENSION REQUEST FOR THE ASHLEY FURNITURE PROJECT

Community Development Director Rick Caguiat provided the presentation. A question and answer period ensued throughout the presentation. Project Applicant Aaron Hodgdon (in person speaker) provided additional information related to the project and thanked the City Council for consideration of the project time extension request.

On a motion by Vice Mayor Diallo, seconded by Councilmember Lazard, the City Council adopted **Resolution 24-5692** approving a two (2) year time extension request for the Ashley Furniture Project Conditional Use Permit No. CUP-23-08 and Site Plan Review No. SPR-23-09 (TE-24-175), by the following by the following roll call vote, unless otherwise indicated:

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

## 5.3 CANNABIS REVENUE ALLOCATION

Deputy City Manager Thomas Hedegard provided the presentation. A question and answer period ensued throughout the presentation. City Manager Stephen Salvatore provided information regarding the process of allocating funds for recreational and public safety educational programs. Police Chief Stephen Sealy also provided additional information related to programs related to youth and public safety drug awareness

On a motion by Councilmember Akinjo, seconded by Councilmember Torres-O'Callaghan, the City Council adopted **Resolution 24-5693** approving the Cannabis Revenue Allocation.

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

## 6. COUNCIL COMMUNICATIONS

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

Councilmember Akinjo announced the retirement of the San Joaquin Area Flood Control Agency Director Chris Elias.



6.2 MAYOR & COUNCILMEMBER COMMENT(S)

Councilmember Akinjo commented on the city's progress and accomplishments. Councilmember Lazard thanked those in attendance. Councilmember Torres-O'Callaghan congratulated the Lathrop High School Football Team for earning the pennant and advancing to the semifinals championship game. Vice Mayor Diallo expressed appreciation for those in attendance; expressed appreciation for Mayor Dhaliwal and indicated November being his last full meeting.

7. **ADJOURNMENT** – There being no further business, Vice Mayor Diallo adjourned the meeting at 8:35 p.m.



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Teresa Vargas, MMC  
Government Services Director  
City Clerk