

December 9, 2024 – 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

Paul Akinjo, Mayor
Minnie Diallo
Diane Lazard
Jennifer Torres-O'Callaghan
Council Member Vacancy

City Staff

Stephen Salvatore, City Manager
Salvador Navarrete, City Attorney
Michael King, Assistant City Manager
Thomas Hedegard, Deputy City Manager
Stephen Sealy, Chief of Police
Teresa Vargas, Government Services
Director / City Clerk
Brad Taylor, City Engineer
Tony Fernandes, Information Systems Director
Cari James, Finance Director
Juliana Burns, Human Resources Director
Rick Caguiat, Community Development
Director
Todd Sebastian, Parks and Recreation
Director

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.



December 9, 2024 – Regular Meeting Agenda – 7:00 p.m.



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See Reverse

IMPORTANT NOTICE REGARDING THIS MEETING

This public meeting will be conducted in person; all members of the City Council will attend in person. Members of the public are welcome in person. This meeting will also be available for public participation by teleconference via ZoomGov at the following link:

<https://www.zoomgov.com/j/1618518151?pwd=3CcbafSUHQnw78kOVcMMssnFNz5IqU.1>

- ✦ During the meeting, those joining 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 or +1 (669) 216-1590
 - 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: 161 851 8151 / Passcode: 789767
- ✦ 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. Please refer to the Agenda Item or Public Comment Matter, and the date of the City Council Meeting, in your written communication.
- ✦ Questions or comments submitted by email must be submitted by 4:00 p.m., on the day of the meeting.
- ✦ To address the 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 the City Council, a card must be submitted to the City Clerk indicating the 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 in speaking, 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, MMC
Government Services Director / City Clerk
390 Towne Centre Drive
Lathrop, CA 95330
Telephone: (209) 941-7230



**CITY OF LATHROP
CITY COUNCIL REGULAR MEETING
MONDAY, DECEMBER 9, 2024
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 6:45 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(d)(4) and 54956.9(e)(1)

- 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 - None

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 in speaking, 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 City Council majority, 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 City Council Meeting of November 18, 2024
- 4.3 SECOND READING AND ADOPTION OF ORDINANCE 24-460 OF THE CITY COUNCIL OF THE CITY OF LATHROP AMENDING THE LATHROP MUNICIPAL CODE (LMC) TO UPDATE CHAPTER 13.04 WATER SERVICE SYSTEM, CHAPTER 13.16 SEWER SERVICE SYSTEM AND CHAPTER 13.20 UTILITY RATES AND CHARGES IN TITLE 13, PUBLIC SERVICES
Waive Full Reading and Adopt Ordinance 24-460 Amending the Lathrop Municipal Code (LMC) to Update Chapter 13.04 Water Service System, Chapter 13.16 Sewer Service System, and Chapter 13.20 Utility Rates, and Charges in Title 13, Public Services

- 4.4 APPROVE PURCHASE OF TWO (2) VEHICLES FROM MANTECA FORD FOR THE BUILDING DEPARTMENT
Adopt Resolution to Approve the Purchase of Two (2) Vehicles from Manteca Ford for the Building Department
- 4.5 APPROVE 2025 FACILITY FEE WAIVER REQUEST FROM RIVER ISLANDS HIGH SCHOOL BASEBALL AND SOFTBALL TEAMS
Adopt Resolution to Approve a Facility Fee Waiver Request from River Islands High School Baseball and Softball Teams
- 4.6 APPROVE SUBMITTAL OF LOUISE AVENUE AND INTERSTATE 5 INTERCHANGE, CIP PS 06-06 FOR THE 2025 SJCOG ONE VOICE PROJECT NOMINATIONS
Adopt Resolution to Approve Submittal of Louise Avenue and Interstate 5 Interchange, CIP PS 06-06 for the 2025 San Joaquin Council of Governments One Voice Project Nominations
- 4.7 APPROVE PARCEL MAP 24-01 AND OFFSITE IMPROVEMENT AGREEMENT WITH LATHROP LAND ACQUISITION, LLC FOR COMMERCIAL LOTS LOCATED IN THE CLSP COMMERCIAL AREA
Adopt Resolution to Approve Parcel Map 24-01 and Offsite Improvement Agreement with Lathrop Land Acquisition, LLC for Commercial Lots Located in the Central Lathrop Specific Plan Commercial Area
- 4.8 APPROVE PROFESSIONAL SERVICES AGREEMENT WITH CALLANDER ASSOCIATES LANDSCAPE ARCHITECTURE, INC. FOR THE DESIGN OF MOSSDALE LANDING AND MANUEL VALVERDE COMMUNITY PARKS RENOVATIONS, CIP PK 24-04
Adopt Resolution Approving a Professional Services Agreement with Callander Associates Landscape Architecture, Inc. for the Design of Mosssdale Landing and Manuel Valverde Community Parks Renovations, CIP PK 24-04
- 4.9 APPROVE BUDGET AMENDMENT FOR SANGALANG PARK SHADE SHELTER, CIP PK 25-13
Adopt Resolution to Approve Budget Amendment for Sangalang Park Shade Shelter, CIP PK 25-13
- 4.10 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY MG & JC CONCRETE, INC. FOR MCKEE BOULEVARD COBBLES ASSOCIATED WITH MOSSDALE LANDSCAPE REHABILITATION, CIP GG 25-06
Adopt Resolution to Accept Public Improvements Constructed by MG & JC Concrete, Inc. for McKee Boulevard Cobbles Associated with Mosssdale Landscape Rehabilitation, CIP GG 25-06, Authorize the Filing of a Notice of Completion, Release of Contract Retention, and Release of Performance and Payment Bonds

- 4.11 RATIFY THE SERVICE CONTRACT WITH MCC CONTROLS LLC, DBA PRIMEX TO PROVIDE THE EQUIPMENT UPGRADES OF THE OPERATOR INTERFACE TERMINALS (OIT'S) FOR VARIOUS STATIONS RELATED TO CIP GG 24-33
Adopt Resolution to Ratify the Service Contract with MCC Controls LLC, dba Primex to Provide Equipment Upgrades of the Operator Interface Terminals (OIT's) for Various Stations Related to CIP GG 24-33
- 4.12 RATIFY THE PURCHASES OF EQUIPMENT AND SOFTWARE FOR TWENTY-TWO NEW LATHROP POLICE DEPARTMENT FLEET VEHICLES AND APPROVE RELATED BUDGET AMENDMENT
Adopt Resolution to Ratify Purchases of Equipment and Software for Twenty-Two New Lathrop Police Department Fleet Vehicles and Approve Related Budget Amendment
- 4.13 CREATE CIP PW 25-09, WELL 7 PUMP HOUSE IMPROVEMENTS, APPROVE A CONSTRUCTION CONTRACT WITH GCJ CONSTRUCTION, INC. AND APPROVE A BUDGET AMENDMENT
Adopt Resolution to Create Capital Improvement Project PW 25-09, Well 7 Pump House Improvements, Approve a Construction Contract to GCJ Construction, Inc. and Approve a Budget Amendment

RIVER ISLANDS DEVELOPMENT CONSENT ITEM(S)

- 4.14 APPROVE LARGE LOT FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 25 UNDEVELOPABLE PARCELS IN TRACT 4256 WITHIN THE WOODLANDS WEST DISTRICT OF RIVER ISLANDS
Adopt Resolution to Approve a Large Lot Final Map for Tract 4256 within the Woodlands West District, Totaling 25 Undevelopable Parcels, and Subdivision Improvement Agreement with Califia, LLC

5. SCHEDULED ITEMS

- 5.1 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AN AMENDMENT TO TITLE 3, CHAPTER 3.30 INFORMAL BIDDING, TO INCREASE INFORMAL BIDDING THRESHOLDS AND SERVICE DEFINITIONS IN ACCORDANCE WITH ASSEMBLY BILL 2192 (2024) AMENDMENTS TO THE PUBLIC CONTRACT CODE
Council to Consider the Following:
1. Hold a Public Hearing; and
 2. Introduction and First Reading of an Ordinance Amendment to Title 3, Chapter 3.30 Informal Bidding, to Increase Informal Bidding Thresholds and Service Definitions in Accordance with Updated Assembly Bill 2192 (2024) Amendments to the Public Contract Code

5.2 UNSCHEDULED CITY COUNCIL VACANCY WITH TERM ENDING DECEMBER 2026

Adopt Resolution to Fill the City Council Vacancy by One of the Following Options:

1. Fill the Vacancy by Special Election to be Held Not Less Than 114 Days from the Call of the Special Election; or
2. Fill the Vacancy by Appointment Until the Next Regularly Scheduled General Municipal Election to be Held November 3, 2026

6. COUNCIL COMMUNICATIONS

6.1 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S)

- *Ava Community Energy (Diallo/Torres-O'Callaghan)*
- *Central Valley Executive Committee/LOCC (Akinjo/Diallo)*
- *Council of Governments (former Mayor Dhaliwal/Diallo)*
- *Integrated Waste Management Solid Waste Division (Akinjo/Torres-O'Callaghan)*
- *Local Agency Formation Commission (LAFCo) (Diallo)*
- *Reclamation District 17 Joint Powers Authority (Salvatore)*
- *San Joaquin Partnership Board of Directors (Salvatore)*
- *San Joaquin County Commission on Aging (Vacancy)*
- *San Joaquin Valley Air Pollution Control District (Akinjo/former Mayor 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/Torres-O'Callaghan)*

6.2 MAYOR & COUNCILMEMBER COMMENT(S)

7. ADJOURNMENT

/Teresa Vargas/

Teresa Vargas, MMC
Government Services Director
City Clerk