

**CITY OF LATHROP  
CITY COUNCIL REGULAR MEETING  
MONDAY, MAY 14, 2018  
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 6:01 p.m. The Regular Meeting reconvened at 7:05 p.m.**

**1. PRELIMINARY**

1.1 CALL TO ORDER – Mayor Dhaliwal called the meeting to order at 6:01 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)

- 5 Potential Case(s)

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

1.2.2 REPORT FROM CLOSED SESSION

City Attorney Salvador Navarrete reported that direction was provided in regards to Item 1.2; no other reportable action was taken.

1.3 ROLL CALL Present: Mayor Dhaliwal; Vice Mayor Elliott;  
Councilmembers: Akinjo, Dresser and Salcedo.  
Absent: None.

1.4 INVOCATION – Mayor Dhaliwal led a moment of silence.

1.5 PLEDGE OF ALLEGIANCE – Councilmember Dresser led the pledge of allegiance.

1.6 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER

After Item 3, City Manager Stephen Salvatore announced a Special City Council Meeting scheduled for May 29, 2018, at 5:30 p.m., and a future Special Meeting to be scheduled in late June to a date uncertain both to discuss Police Service options for the City of Lathrop. Before Item 5.1, City Manager Stephen Salvatore announced the retirement of Community Development Rebecca Schmidt on June 4, 2018. Councilmembers expressed appreciation to Ms. Schmidt for her tenure with the City.

## 1.7 INFORMATIONAL ITEM(S)

### 1.7.1 CITY CLERK INFORMATIONAL ITEM

City Clerk Teresa Vargas provided information related to the June 5, 2018 Statewide Direct Primary Election, including registered voter verification, early voting/vote-by-mail ballot drop off location at the Lathrop City Hall, and important dates related to the Primary Election.

## 1.8 DECLARATION OF CONFLICT(S) OF INTEREST

Mayor Dhaliwal and Councilmember Dresser declared conflict of interest with Item 4.23 relating to Landscape and Lighting Maintenance District No. 93-1 (Woodfield Park) due to their residence within the area. There were no further declarations.

## 2. PRESENTATIONS

### 2.1 VOLUNTEER RECOGNITION AWARDS

Parks and Recreation Director Zach Jones, accompanied by Mayor Dhaliwal, provided the following volunteer recognition awards”

- The Youth Volunteer of the Year Award was presented to Aliyah Conley;
- The Senior Volunteer of the Year Award was presented to Linda Rose; and
- The Volunteer Committee of the Year Award was presented to the Mayor’s Art Show Committee Members: Joyce Gatto, Bennie Gatto, Cindy Martin, Tony Martin, Jim Monty, and Tosh Ishihara.

Councilmembers expressed their appreciation to the volunteers being recognized.

### 2.2 SAN JOAQUIN REGIONAL TRANSIT DISTRICT (RTD) INFORMATIONAL PRESENTATION

San Joaquin Regional Transportation District (RTD) Chief Executive Officer Donna DeMartino provided the presentation, including information related to the function and benefits provided by RTD’s Consolidated Transportation Services Agency, programs provided for ADA-certified customers, and RTD’s own future UBER-type service.

### 2.3 MAYOR’S COMMITTEE REPORT(S)

Parks and Recreation Director Zach Jones reported the following past committee events and programs:

- *Community Garage Sale*  
Held April 14, 2018, from 8:00 a.m. to 12:00 p.m. at Valverde Park, over 40 booths were made available.
- *Beautification Day – Earth Day Celebration*  
Held April 21, 2018, at Valverde Park, included the following projects: replanted flower gardens, paint projects, mulch replacement, and picnic area cleanup. Free tire and e-waste recycling, and confidential shredding was made available to the public.
- *Volunteer Appreciation Dinner*  
Held April 27, 2018, at 6:00 p.m. at the Lathrop High School Cafeteria, sold out performance provided by the Lathrop High School Drama Department
- *Mayor’s Art Show*  
Held May 11, 2018, at 5:00 p.m. at the Lathrop Council Chamber, celebrated the 25<sup>th</sup> year anniversary, over 150 art piece entries were displayed.
- *Mother’s Day “Tea Time” Themed Brunch*  
Held May 11, 2018, at the Lathrop Senior Center, sold out event in recognition of Mother’s Day.

Parks and Recreation Director Zach Jones reported the following upcoming committee events and programs:

- *Memorial Day – Monday May 28th @ 11:00 am*  
Scheduled for May 28, 2018, at 11:00 a.m. at the Valverde Park Veteran’s Memorial Wall.
- *Movies in the Park*  
“Despicable ME-3” scheduled for June 1, 2018, at Sanalang Park, “Paddington 2” scheduled for June 15, 2018, at Valverde Park, “Coco” scheduled for July 13, 2018, at Park West, and “Sherlock Gnomes” scheduled for July 27, 2018, at Mossdale Park.
- *City’s Anniversary Celebration Event*  
Scheduled for July 1, 2018, at 6:00 p.m. at the Generations Center located at 450 Spartan Way.

### **3. CITIZEN’S FORUM**

Nellie Zavala (Commission on Aging) reported her attendance to the May 7, 2018, San Joaquin County Commission on Aging meeting, in which information provided by the San Joaquin County Catholic Charities was discussed. Jason Laughlin (Assembly Member Heath Flora’s Office) provided new contact information and announced new office location in the City of Ripon. Bennie Gatto (Lathrop, CA) expressed his appreciation to the City Council, sponsors, and staff for their involvement with the 25<sup>th</sup> Anniversary of the Mayor’s Art Show event.

Sharon Land (Lathrop, CA) read a letter expressing various concerns, including discontent with the recent improvements on Lathrop Road, and traffic safety concerns related to street parking.

*See minutes listed for Item 1.6 regarding City Manager comments after Citizen's Forum.*

#### **4. CONSENT CALENDAR**

On a motion by Mayor Dhaliwal, seconded by Councilmember Akinjo, the City Council approved the Consent Calendar, except Item 4.23, by the following roll call vote, unless otherwise indicated:

Ayes: Akinjo, Dresser, Elliott, Salcedo, and Dhaliwal  
Noes: None  
Absent: None  
Abstain: None

##### **4.1 WAIVING OF READING OF ORDINANCES AND RESOLUTIONS**

Waived the reading of ordinances and resolutions on agenda unless otherwise requested by the Mayor or a Councilmember.

##### **4.2 APPROVAL OF MINUTES**

Approved Minutes for the Regular Council Meeting of April 9, 2018.

##### **4.3 TREASURER'S REPORT MARCH 2018**

Approved Quarterly Treasurer's Investment Report for March 2018.

##### **4.4 SECOND READING AND ADOPTION OF ORDINANCE 18-392 OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING AN AMENDMENT TO MUNICIPAL CODE, TITLE 10 "VEHICLES AND TRAFFIC", CHAPTER 10.24 "PARKING", SECTION 10.24.160 "VIOLATION PENALTY" TO ADD PAYMENT PLAN OPTIONS**

Adopted **Ordinance 18-392** amending Lathrop Municipal Code Section 10.24.160 entitled "Violation – Penalty" to comply with AB 503 and adopt payment plan options.

##### **4.5 RATIFICATION OF THE SAN JOAQUIN COUNCIL OF GOVERNMENTS' ANNUAL FINANCIAL PLAN**

Pulled by Councilmember Akinjo. A question and answer period ensued. San Joaquin Council of Governments Deputy Executive Director Steve Dial provided the information.

Adopted **Resolution 18-4374** ratifying the San Joaquin Council of Governments (SJCOG) Annual Financial Plan for FY 2018/19.

4.6 BAY ALARM COMPANY SECURITY, FIRE ALARM, ACCESS CONTROL, AND EQUIPMENT INSTALLATION AND MAINTENANCE SERVICES AGREEMENT

Adopted **Resolution 18-4375** authorizing an agreement with Bay Alarm Company for security, fire alarm, access control, and equipment installation and maintenance services.

4.7 ADJUSTMENT TO THE REPUBLIC SERVICES SOLID WASTE COLLECTION RATES FOR FISCAL YEAR 2018-2019

Adopted **Resolution 18-4376** authorizing an increase to the Republic Services collection rates for Fiscal Year 2018-2019 based on the Consumer Price Index for all urban consumers.

4.8 AMENDMENT WITH WGR SOUTHWEST, INC. TO PROVIDE COMPLIANCE SUPPORT SERVICES FOR THE CITY'S STORM WATER DISCHARGE PERMIT SD 14-10 AND A RELATED BUDGET AMENDMENT

Adopted **Resolution 18-4377** approving Amendment No. 1 with WGR Southwest, Inc., for small construction project review and inspection support services for the Phase II MS4 Storm Water Discharge Permit, CIP SD 14-10, and approved related budget amendment.

4.9 APPROVE BASIN BOUNDARY MODIFICATION REQUEST FOR SGMA COMPLIANCE CIP PW 16-04

Pulled by Councilmember Akinjo; requested further clarification on the item. City Manager Stephen Salvatore provided additional information.

Adopted **Resolution 18-4378** approving a basin boundary modification request to align the Eastern San Joaquin and Tracy Subbasins with the city's limit and associated CEQA determination for SGMA compliance, CIP PW 16-04.

4.10 APPROVE AGREEMENT WITH DE NOVO PLANNING GROUP FOR IWRMP ENVIRONMENTAL CONSULTING SERVICES, CONTRACT AMENDMENT NO. 4 WITH EKI AND RELATED BUDGET AMENDMENT PW 10-10 AND WW 15-08

Adopted **Resolution 18-4379** approving a Professional Services Agreement with De Novo Planning Group for environmental consulting services, Professional Service Agreement Amendment No. 4 with EKI for the Integrated Water Resources Master Plan, and related budget amendment, CIPs PW 10-10 and WW 15-08.

4.11 AGREEMENT WITH HYDROFOCUS, INC. FOR WASTEWATER DISCHARGE REQUIREMENTS PERMIT COMPLIANCE

Adopted **Resolution 18-4380** approving an agreement with HydroFocus, Inc. for groundwater monitoring and reporting services for Waste Discharge Requirements Permit Compliance for the Lathrop Consolidated Treatment Facility for Fiscal Year 2018-2019.

4.12 APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR 36 LOTS IN TRACT 3825 VILLAGE "D" WITHIN EAST VILLAGE OF RIVER ISLANDS

Adopted **Resolution 18-4381** approving Final Map for Tract 3825 Village "D" within East Village, totaling 36 single family lots and a Subdivision Improvement Agreement with River Islands Development, LLC.

4.13 APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR 31 LOTS IN TRACT 3874 VILLAGE "A" WITHIN EAST VILLAGE OF RIVER ISLANDS

Adopted **Resolution 18-4382** approving Final Map for Tract 3874 Village "A" within East Village, totaling 31 single family lots and a Subdivision Improvement Agreement with River Islands Development, LLC.

4.14 APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR 24 LOTS IN TRACT 3913 VILLAGE "O" WITHIN EAST VILLAGE OF RIVER ISLANDS

Adopted **Resolution 18-4383** approving Final Map for Tract 3913 Village "O" within East Village, totaling 24 single family lots and a Subdivision Improvement Agreement with River Islands Development, LLC.

4.15 VESTING TENTATIVE PARCEL MAP FOR THE LATHROP TOWNE CENTRE PROJECT

Pulled by Councilmember Akinjo. A question and answer period ensued. Community Development Director Rebecca Schmidt provided the information.

Adopted **Resolution 18-4384** affirming the Planning Commission's recommendation to approve the Vesting Tentative Parcel Map for the proposed Lathrop Towne Centre Project (VTM-17-111).

4.16 ISU SALE TO HEARTLAND EXPRESS, INC. OF IOWA

Adopted **Resolution 18-4385** approving the sale of 18 ISUs to Heartland Express, Inc. of Iowa for a proposed truck wash located at APNs 196-030-029 and 196-030-31.

4.17 ACCEPT IMPROVEMENTS FROM STUDEBAKER BROWN ELECTRIC FOR CIP PS 17-02 TRAFFIC SIGNAL AT RIVER ISLANDS PARKWAY AND MCKEE BOULEVARD AND FOR CIP PS 17-05 TRAFFIC SIGNAL AT HARLAN ROAD AND STONEBRIDGE LANE

Adopted **Resolution 18-4386** accepting improvements from Studebaker Brown Electric for CIP PS 17-02 traffic signal at River Islands Parkway and McKee Boulevard, and CIP PS 17-05 traffic signal at Harlan Road and Stonebridge Lane, authorized the filing of a Notice of Completion and release of contract retention.

4.18 RATIFY EMERGENCY CONSTRUCTION CONTRACT WITH TEICHERT CONSTRUCTION FOR REPAIRS TO THE CROSSROADS STORM DRAIN SYSTEM EMERGENCY CROSSROADS STORM DRAIN REPAIR

Adopted Resolution **18-4387** ratify City Manager's approval of an emergency construction contract with Teichert Construction for repairs to the crossroads storm drain system, approved creation of CIP SD 18-13, and related budget amendment.

4.19 APPROVE AMENDMENT TO TASK ORDER No. 8 WITH CHARLES R. SIMPSON, DBA BASECAMP ENVIRONMENTAL

Adopted Resolution **18-4388** approving amendment to Task Order No. 8 with Charles R. Simpson, dba BaseCamp Environmental to prepare CEQA Initial Study/Mitigated Negative Declaration for a warehousing and distribution facility at 500 East Louise Avenue, approved to extend the term of Master Agreement dated June 17, 2013.

4.20 APPROVE AMENDMENT NO. 5 WITH VEOLIA TO THE WASTEWATER TREATMENT PLANT OPERATION AND MAINTENANCE AGREEMENT

Adopted Resolution **18-4389** approving Amendment No. 5 to the Wastewater Plant Operation and Maintenance Agreement with Veolia Water West Operation Services, Inc.

4.21 FISCAL YEAR 2018-19 PROJECT LIST ASSOCIATED WITH SENATE BILL 1

Pulled by Councilmember Dresser. A question and answer period ensued. Senior Civil Engineer Michael King provided the information.

Adopted Resolution **18-4390** approving the project list for Fiscal Year 2018-19 funded by Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017, and approved related budget amendment.

4.22 APPROVAL OF THE PRELIMINARY ENGINEER'S REPORT AND DECLARING INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2018/19 FOR INDUSTRIAL LIGHTING MAINTENANCE DISTRICT; RESIDENTIAL LIGHTING MAINTENANCE DISTRICT; MOSSDALE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT; STONEBRIDGE LANDSCAPE MAINTENANCE DISTRICT; STONEBRIDGE DRAINAGE AND LIGHTING DISTRICT; STORM DRAIN DISTRICT ZONE 1; AND STORM DRAIN DISTRICT ZONE 1A

The Council adopted the following:

1. **Resolution 18-4391** approving the preliminary engineer's report for the Industrial Lighting Maintenance District and declaring intention to levy annual assessments for Fiscal Year 2018/19;
2. **Resolution 18-4392** approving the preliminary engineer's report for the Residential Lighting Maintenance District and declaring intention to levy annual assessments for Fiscal Year 2018/19;

3. **Resolution 18-4393** approving the preliminary engineer's report for the Mossdale Landscape and Lighting Maintenance District and declaring intention to levy annual assessments for Fiscal Year 2018/19;
4. **Resolution 18-4394** approving the preliminary engineer's report for the Stonebridge Landscape Maintenance District and the Stonebridge Drainage & Lighting District and declaring intention to levy annual assessments for Fiscal Year 2018/19; and
5. **Resolution 18-4395** 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 2018/19.

4.23 APPROVAL OF THE PRELIMINARY ENGINEER'S REPORT AND DECLARING INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2018/19 FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 93-1 (WOODFIELD PARK)

Mayor Dhaliwal and Councilmember Dresser abstained from voting and stepped down from the dais. A question and answer period ensued. Finance Director Cari James provided the information.

On a motion by Vice Mayor Elliott, seconded by Councilmember Salcedo, the City Council adopted **Resolution 18-4396** approving the preliminary engineer's report for Landscape and Lighting Maintenance District No. 93-1 (Woodfield Park) and declaring intention to levy annual assessments for Fiscal Year 2018/19.

Ayes: Akinjo, Salcedo, and Elliott  
 Noes: None  
 Absent: None  
 Abstain: Dhaliwal and Dresser

**5. SCHEDULED ITEMS**

*See minutes listed for Item 1.6 regarding City Manager comments before Item 5.1 Public Hearing.*

5.1 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER 2018 CAPITAL FACILITIES FEES UPDATE

Principal Planner Jay Davidson provided the presentation. A question and answer period ensued throughout the presentation. City Manager Stephen Salvatore and City Engineer Glenn Gebhardt provided additional information. Mayor Dhaliwal opened the public hearing. There were no speakers. Mayor Dhaliwal closed the public hearing. The question and answer period continued.



On a motion by Councilmember Akinjo, seconded by Vice Mayor Elliott, the City Council:

1. Held a Public Hearing; and
2. Adopted **Resolution 18-4397** approving the City of Lathrop 2018 Capital Facilities Fees Study Update.

Ayes: Akinjo, Dresser, Elliott, and Salcedo  
Noes: Dhaliwal  
Absent: None  
Abstain: None

## 6. COUNCIL COMMUNICATIONS

### 6.1 MAYOR DHALIWAL REFERRAL: Discuss Placing Surveillance Cameras at the Entrance and Exit Points of the City

Mayor Dhaliwal provided an overview. Council consensus directed staff to agendize the matter to a future City Council meeting.

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

Councilmember Akinjo reported his attendance to a recent Tri Valley-San Joaquin Valley Regional Rail Authority meeting. Councilmember Dresser provided additional information related to the San Joaquin Regional Rail Commission and Council of Governments.

### 6.3 MAYOR & COUNCILMEMBER COMMENT(S)

Councilmember Akinjo commented on various topics, including the growth of the city, regional representation, and the importance of maintaining a fiscally healthy City. Councilmember Dresser commented on local transportation routes, expressed appreciation to Parks and Recreation staff and volunteers for their work in organizing the Mother's Day and Mayor's Art Show event celebrations, and reported his attendance to a drug awareness program graduation ceremony at the River Islands Technology Academy. Councilmember Salcedo expressed appreciation to community volunteers. Vice Mayor Elliott expressed appreciation to staff, thanked Rebecca Schmidt for her tenure with the City and wished her a happy retirement. Mayor Dhaliwal echoed the sentiments from other councilmembers, expressed appreciation to staff and community volunteers.

## 7. ADJOURNMENT – There being no further business, Mayor Dhaliwal adjourned the meeting at 9:15 p.m.

  
Teresa Vargas, CMC  
City Clerk

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