

# January 13, 2020 – 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](http://www.ci.lathrop.ca.us)

## City Council

Sonny Dhaliwal, Mayor  
Martha Salcedo, Vice Mayor  
Paul Akinjo  
Diane Lazard  
Jennifer Torres-O'Callaghan

## City Staff

Stephen Salvatore, City Manager  
Salvador Navarrete, City Attorney  
Teresa Vargas, City Clerk  
Glenn Gebhardt, City Engineer  
Michael King, Public Works Director  
Cari James, Finance & Administrative Services Director  
Mark Meissner, Community Development Director  
Zachary Jones, Parks & Recreation Director  
Ryan Biedermann, Chief of Police

## 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 to be 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.



**January 13, 2020 – Regular Meeting Agenda – 7:00 p.m.**

## 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 City Council, a card must be submitted to the City Clerk indicating 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. **Only those who have submitted speaker cards, or have expressed an interest to speak, 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.

**To leave a voice message for the Mayor and all Councilmembers simultaneously, dial (209) 941-7220. To send an e-mail for the Mayor and all Councilmembers simultaneously, [citycouncil@ci.lathrop.ca.us](mailto:citycouncil@ci.lathrop.ca.us)**

**This City Council Agenda may be accessed by computer or any smart device at the following Worldwide Web Address: [www.ci.lathrop.ca.us](http://www.ci.lathrop.ca.us) LIVE STREAMING & CLOSED CAPTIONING – Available, please visit the City Council Webpage or use the following URL <https://www.ci.lathrop.ca.us/citycouncil/page/live-stream>**

## Information

Copies of the Agenda are available in the lobby at the Lathrop City Hall, 390 Towne Centre Drive, Lathrop, on Thursday preceding a regularly scheduled City Council meeting. Supplemental documents relating to specific agenda items 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.

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:

Address: City of Lathrop City Clerk  
390 Towne Centre Drive, Lathrop, CA 95330  
Telephone: (209) 941-7230

*Your interest in the conduct of your City's business is appreciated.*

**CITY OF LATHROP  
CITY COUNCIL REGULAR MEETING  
MONDAY, JANUARY 13, 2020  
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 6:00 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(b)

- 3 Potential Case(s)

1.2.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to  
Government Code Section 54956.8  
Property: APNs 192-040-34 and 192-040-36 (Addresses Not Available)  
Agency Negotiator: Stephen Salvatore, City Manager  
Negotiating Parties: Lathrop Land Acquisition, LLC  
Under Negotiation: Price and Terms of Negotiations

1.2.3 CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to  
Government Code Section 54956.8  
Property: 99 River Islands Parkway / APN 192-040-45  
Agency Negotiator: Stephen Salvatore, City Manager  
Negotiating Parties: Muhammad Bilal & Assim Ashraf Ali  
Under Negotiation: Price and Terms of Negotiations

**RECONVENE**

1.2.4 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

### 2.1 ECONOMIC DEVELOPMENT UPDATE

## 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 to speak, 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 a majority of the City Council, 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 to be 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 Regular Council Meeting of December 9, 2019

### 4.3 SECOND READING AND ADOPTION OF ORDINANCE 20-411 CONSIDER MUNICIPAL CODE TEXT AMENDMENT TA-19-141

Waive Full Reading, Read by Title Only, and Adopt Ordinance 20-411 Amending the Zoning Code, Title 17 of the Lathrop Municipal Code, to Implement the Housing Element of the General Plan. The Amendments to the Municipal Code Include the Following:

- Sections 17.36.020 And 17.62.032, and Table 17.61.1 are Revised to Limit Development of Single Family Units on Sites Designated for High Density Residential Uses
- Section 17.68.010 is Revised to Permit Manufactured Housing in the Same Manner as Single Family Homes

- Section 17.36.050.D is Revised to Identify Densities for the RM Zone that are Consistent with the Densities Allowed in the General Plan Land Use Element
- 4.4 SECOND READING AND ADOPTION OF ORDINANCE 20-412 TO CONSIDER PROHIBITING PEDESTRIAN USE OF MOBILE ELECTRONIC DEVICES IN CROSSWALKS  
Waive Full Reading, Read by Title Only, and Adopt Ordinance 20-412 Amending the Lathrop Municipal Code by Adding Chapter 8.48 to Title 8 to Prohibit Pedestrian Use of Mobile Electronic Devices in Crosswalks
- 4.5 OUT-OF-STATE TRAVEL APPROVAL FOR THE ECONOMIC DEVELOPMENT ADMINISTRATOR TO PARTICIPATE IN TWO SEPARATE TARGET INDUSTRY SPECIFIC CONFERENCES IN MAY 2020  
Adopt a Resolution Authorizing Out-of-State Travel for the Economic Development Administrator to Attend and Represent the City of Lathrop at the Industrial Asset Management Council (IAMC) 2020 Spring Forum in Biloxi, Mississippi from May 2, 2020 to May 6, 2020, and the International Council of Shopping Centers (ICSC) RECON 2020 Conference in Las Vegas, Nevada from May 17, 2020 to May 19, 2020
- 4.6 RATIFY THE PURCHASE OF SURVEILLANCE EQUIPMENT FOR CIP GG 19-07 FOR CITYWIDE SURVEILLANCE SYSTEM  
Adopt a Resolution Ratifying the Purchase of Surveillance Equipment from ICU Technologies, LLC for CIP GG 19-07 Citywide Surveillance System
- 4.7 APPROVE AGREEMENT WITH TYLER TECHNOLOGIES FOR BRAZOS ELECTRONIC CITATION SOFTWARE, HARDWARE, AND IMPLEMENTATION SERVICES  
Adopt a Resolution Approving the Following:
  1. Amendment to the Agreement with Tyler Technologies for Brazos E-Citation Software, Hardware, and Implementations Services; and
  2. Agreement with Tiburon for Data Integration and Services
- 4.8 REJECT ALL BIDS FOR CIP WW 19-01 WOODFIELD SEWER PUMP STATION UPGRADES AND RE-ADVERTISE FOR BIDS  
Adopt Resolution Rejecting all Bids for CIP WW 19-01 Woodfield Sewer Pump Station Upgrades and Authorize Staff to Re-advertise for Bids
- 4.9 ACCEPT PUBLIC IMPROVEMENTS FOR LATHROP ROAD AND OLD HARLAN ROAD FROM CFT NV DEVELOPMENTS, LLC, OWNER OF PANDA EXPRESS LOCATED AT 15099 OLD HARLAN ROAD AND APPROVE A REIMBURSEMENT AGREEMENT WITH CFT NV DEVELOPMENTS, LLC, FOR GRAVITY SEWER MAIN IN OLD HARLAN ROAD  
Adopt Resolution Accepting Public Improvements for Lathrop Road and Old Harlan Road from CFT NV Developments, LLC, Owner of Panda Express Located at 15099 Old Harlan Road and Approve a Reimbursement Agreement with CFT NV Developments, LLC, for Gravity Sewer Main in Old Harlan Road

- 4.10 ACCEPT PUBLIC IMPROVEMENTS FOR CLSP STORM DRAINAGE FORCE MAIN FROM SAYBROOK CLSP, LLC  
Adopt Resolution Accepting Public Improvements for CLSP Storm Drainage Force Main from Saybrook CLSP, LLC
- 4.11 CAPITAL FACILITY FEE FUNDS REPORT FOR FY 2018 2019  
Review and Accept the Capital Facility Fee Funds Report for Fiscal Year 2018-2019
- 4.12 ACCEPT VARIOUS OFFSITE PUBLIC IMPROVEMENTS FROM SOUTH LATHROP LAND, LLC  
Adopt Resolution Accepting Various Offsite Improvements from South Lathrop Land, LLC., in the South Lathrop Specific Plan Area
- 4.13 APPROVE CONSTRUCTION CONTRACT AND EQUIPMENT PURCHASE ORDER FOR WATER METER IMPROVEMENTS, AND RELATED BUDGET AMENDMENT  
Adopt Resolution Approving Construction Contract with Soracco, Inc. for Water Meter Improvements and Service Line Investigation, Pursuant to CIP PW 20-04 Water Meter Improvements and CIP PW 20-05 Lead User Service Lines Replacement, Equipment Purchase Order for Badger Meter Inc., and Approve Related Budget Amendment
- 4.14 APPROVE ADDITIONAL FUNDS AND CONTRACT CHANGE ORDER WITH VSS INTERNATIONAL, INC. FOR THE PAVEMENT MAINTENANCE REPAIR PROGRAM CIP PS 18-01 PHASE II  
Adopt Resolution Approving Additional Funds and Contract Change Order with VSS International, Inc., for the Pavement Maintenance Repair Program CIP PS 18-01 Phase II

**5. SCHEDULED ITEMS - None**

**6. COUNCIL COMMUNICATIONS**

- 6.1 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S)
- *Central Valley Executive Committee/LOCC (Akinjo/Salcedo)*
  - *Council of Governments (Dhaliwal/Lazard)*
  - *Integrated Waste Management Solid Waste Division (Akinjo/Torres-O'Callaghan)*
  - *Reclamation District 17 Joint Powers Authority (Salvatore)*
  - *San Joaquin Partnership Board of Directors (Salvatore)*
  - *San Joaquin County Commission on Aging (Zavala)*
  - *San Joaquin Valley Air Pollution Control District (Akinjo/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)*
- 6.2 MAYOR & COUNCILMEMBER COMMENT(S)

**7. ADJOURNMENT**

  
Teresa Vargas, CMC, City Clerk