



1.7 INFORMATIONAL ITEM(S) – None

1.8 DECLARATION OF CONFLICT(S) OF INTEREST

Councilmember Lazard declared a conflict of interest with Items 4.14 and 5.1, due to her employment with Dell’Osso Family Farms.

## **2. PRESENTATIONS**

2.1 INTRODUCTION OF NEW EMPLOYEES:

Public Works Director Michael King introduced new employee Hailey Emery, Permit Technician in the Public Works Building Division.

2.2 PRESENTATION: SUSTAINABLE GROUNDWATER MANAGEMENT ACT OVERVIEW

City Clerk Teresa Vargas announced public comment letter received from Martin Harris regarding Item 2.2. Director of Public Works Michael King introduced Consultant Kristen Pringle, Associate Public Affairs Specialist with Stantec. Mr. King and Ms. Pringle provided the presentation and responded to questions of the Council.

2.3 PRESENTATION: CITY OF LATHROP POLICE STATION CONSTRUCTION UPDATE

Senior Construction Inspector Ken Reed introduced Consultant Eric Whole, Principal Architect with LDA Partners. Mr. Reed and Mr. Whole provided the presentation and responded to questions of the Council.

## **3. CITIZEN’S FORUM**

Dan Doyle (Manteca, CA) announced recently selling his property in Lathrop; expressed gratitude to staff for the assistance throughout the years.

## **4. CONSENT CALENDAR**

On a motion by Councilmember Akinjo, seconded by Councilmember Lazard, the City Council approved the Consent Calendar, except Item 4.14, by the following roll call vote, unless otherwise indicated:

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

*\*Item 4.14 was voted on by the City Council separately, following the vote of the Consent Calendar, due to declared conflict of interest by Councilmember Lazard on Item 1.8.*

*\*\*City Clerk Teresa Vargas announced public comment letter, dated March 9, 2020, addressing Consent Items 4.5, 4.6, 4.7, 4.8, 4.9, 4.10, 4.11, 4.12, 4.13, 4.14, and Schedules Items 5.1, 5.2, 5.3 and 5.4, submitted by Martin Harris with Terra Land Group, LLC. The letter was distributed to the City Council (via their tablets; same process as the agenda) and copies were made available for the public at the beginning of the meeting.*

*\*\*\* City Clerk Teresa Vargas announced public comment letter, dated March 2, 2020, addressing Consent Item 4.12, submitted by Christine Mendes. The letter was distributed to the City Council (via their tablets; same process as the agenda) and copies were made available for the public at the beginning of the meeting. Ms. Mendes also provided a supplemental letter during the meeting.*

#### 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 February 10, 2020.

#### 4.3 SECOND READING AND ADOPTION OF ORDINANCE 20-413 BY TITLE ONLY AMENDING LATHROP MUNICIPAL CODE SECTION 3.20.070(A), AMOUNT TO BE PAID AND TIMING OF PAYMENT, OF THE LATHROP MUNICIPAL CODE

Waived full reading and adopted **Ordinance 20-413** by title only amending Section 3.20.070, titled "Amount to be Paid and Timing of Payment", of the City of Lathrop Municipal Code, to eliminate the allowance of Capital Facility Fee Deferral for residential developments in place of a program By Resolution.

#### 4.4 TREASURER'S REPORT FOR MARCH 2020 DECEMBER 2019

City Clerk Teresa Vargas announced title correction for Item 4.4, from Treasurer's Report for March 2020 to December 2019; correct Treasurer's Report for December 2019 was included in the packet.

Approved, title as amended, Quarterly Treasurer's Report for ~~March 2020~~ December 2019.

#### 4.5 \*\*GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2019

Adopted **Resolution 20-4682** accepting the General Plan Housing Element Annual Progress Report for Calendar Year 2019 and authorized staff to submit the Report to the Governor's Office of Planning and Research and State Department of Housing and Community Development.

- 4.6 \*\*APPROVE AMENDMENT NO. 6 TO THE WASTEWATER TREATMENT PLANT OPERATION AND MAINTENANCE AGREEMENT WITH VEOLIA WATER WEST OPERATING SERVICES, INC.

Adopted **Resolution 20-4683** approving Amendment No. 6 to the Wastewater Plant Operation and Maintenance Agreement with Veolia Water West Operating Services, Inc., and approved associated budget amendment.

- 4.7 \*\*APPROVE PROFESSIONAL SERVICES AGREEMENT WITH CAROLLO ENGINEERS, INC. FOR WELL 21 IMPROVEMENTS CIP PW 08-09

Adopted **Resolution 20-4684** approving Professional Services Agreement with Carollo Engineers, Inc. for Phase 1 engineering design services for Well 21 Improvements, CIP PW 08-09.

- 4.8 \*\*APPROVE MASTER AND PROGRAM SUPPLEMENT AGREEMENTS WITH CALTRANS FOR CONSTRUCTION OF A TRAFFIC SIGNAL AT GOLDEN VALLEY PARKWAY AND SPARTAN WAY FOR CIP PS 18-03

Adopted **Resolution 20-4685** approving Master and Program Supplement Agreements with Caltrans for the Construction of a Traffic Signal at Golden Valley Parkway and Lathrop Road/Spartan Way, CIP PS 18-03.

- 4.9 \*\*APPROVE PROFESSIONAL SERVICES AGREEMENT WITH PEI FOR LOUISE AVENUE REHABILITATION, PURSUANT TO CITYWIDE ROAD MAINTENANCE AND REPAIR PROGRAM CIP PS 18-01

Adopted **Resolution 20-4686** approving Professional Services Agreement with Pavement Engineering Inc. for Louise Avenue pavement rehabilitation, pursuant to the Citywide Road Maintenance and Repair Program, CIP PS 18-01.

- 4.10 \*\*APPROVE FEE CREDIT AGREEMENT WITH LATHROP LAND ACQUISITIONS, LLC AND SJAFCA FOR ULOP FLOOD PROTECTION DEVELOPMENT IMPACT FEES

Adopted **Resolution 20-4687** approving a Fee Credit Agreement with Lathrop Land Acquisitions, LLC, ("Saybrook") and San Joaquin Area Flood Control Agency (SJAFCA) for Urban Level of Flood Protection (ULOP) Development Impact Fees.

- 4.11 \*\*APPROVE PUBLIC INFRASTRUCTURE CREDIT AND REIMBURSEMENT AGREEMENT RELATING TO THE CENTRAL LATHROP SPECIFIC PLAN AREA

Adopted **Resolution 20-4688** approving a Public Infrastructure Credit and Reimbursement Agreement with Saybrook CLSP, LLC and Lathrop Land Acquisition, LLC, relating to the Central Lathrop Specific Plan Area.

4.12 **\*\*/\*\*APPROVAL OF PARCEL MAP 19-03, SUBDIVISION IMPROVEMENT AGREEMENT, AND JOINT ESCROW INSTRUCTIONS FOR LATHROP GATEWAY BUSINESS PARK**

Christine Mendes and Frank Mendes (18401 S. McKinley Avenue) expressed various concerns related to the Lathrop Gateway Business Park Specific Plan development project. Trevor Smith (Vice Present, Lazares Company) developer of the proposed item provided additional information related to the project.

Adopted **Resolution 20-4689** approving the Lathrop Gateway Business Park Parcel Map 19-03, totaling two (2) lots, and approving Subdivision Improvement Agreement and related joint escrow instructions with Lathrop Gateway 1, LLC.

4.13 **\*\*ACCEPTANCE OF CENTRAL LATHROP PUBLIC IMPROVEMENTS FOR TRACTS 3808, 3809, 3810, 3811, AND 3812**

Adopted **Resolution 20-4690** approving public improvements for Tracts 3808, 3809, 3810, 3811, and 3812 in the Central Lathrop Development Area.

*RIVER ISLANDS CONSENT ITEM(S)*

*Councilmember Lazard recused herself, following the vote of the consent calendar (Items 4.1-4.13), and left the chamber/dais at 7:59 p.m., prior to the vote of Item 4.14, due to declared conflict of interest as noted in Item 1.8.*

On a motion by Vice Mayor Salcedo, seconded by Mayor Dhaliwal, the City Council approved Item 4.14, by the following roll call vote, unless otherwise indicated:

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

4.14 **\*\*/\*\*APPROVE TASK ORDER NO. 12 FOR J.B. ANDERSON LAND USE PLANNING TO PROVIDE CONTRACT PLANNING SERVICES FOR THE RIVER ISLANDS PHASE 2 PROJECT**

Adopted **Resolution 20-4691** approving Task Order No. 12 for J.B. Anderson Land Use Planning to provide professional contract planning services to manage and process the River Islands Phase 2 Project.

## 5. SCHEDULED ITEMS

### *RIVER ISLANDS SCHEDULED ITEM(S)*

- 5.1 \*\*PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER GENERAL PLAN AMENDMENT, ZONING MAP AMENDMENT AND AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR THE RIVER ISLANDS PHASE 1 PROJECT

Community Development Director Mark Meissner provided the presentation. A question and answer period ensued throughout the presentation.

Mayor Dhaliwal opened the public hearing. Susan Dell'Osso (Project Director, River Islands Development) provided additional project information and responded to questions of the Council. There were no other speakers. Mayor Dhaliwal closed the public hearing.

On a motion by Vice Mayor Salcedo, seconded by Councilmember Akinjo, the City Council considered the following:

1. Held a public hearing; and
2. Adopted **Resolution 20-4692** approving the General Plan map amendment from residential low to residential medium and mixed use for three (3) parcels within the River Islands phase 1 project and amendment to the phase 1 preliminary development plan for stage 2B (GPA-19-131 and PDP-19-133); and
3. Introduced and waived reading of an ordinance approving a zoning map amendment from residential low to residential medium and mixed use for the River Islands phase 1 project. (REZ-19-132)

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

### *GENERAL SCHEDULED ITEM(S)*

*Councilmember Lazard returned to the chamber/dais after Item 5.1, at 8:15 p.m. for the remainder of the meeting.*

- 5.2 \*\*PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER ADOPTION OF THE CITY OF LATHROP SEWER REIMBURSEMENT CAPITAL FACILITIES FEES STUDY AND THE FEES RECOMMENDED THEREIN

Principal Engineer Jay Davidson provided the presentation. A question and answer period ensued throughout the presentation.

Mayor Dhaliwal opened the public hearing. There were no speakers. Mayor Dhaliwal closed the public hearing.

On a motion by Councilmember Akinjo, seconded by Councilmember Lazard, the City Council considered the following:

1. Held a public hearing; and
2. Adopted **Resolution 20-4693** approving the City of Lathrop Sewer Reimbursement Capital Facilities Fees Study and the fees recommended therein.

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

### 5.3 \*\*BIENNIAL BUDGET FISCAL YEAR (FY) 2019–2020 MID-YEAR REPORT

City Clerk Teresa Vargas announced into the record revised Attachment H to the staff report. The revised attachment was distributed to the City Council and copies were made available for the public at the beginning of the meeting.

Administrative Services and Finance Director Cari James announced Accounting Manager Thomas Hedegard. Mr. Hedegard provided the presentation. A question and answer period ensued throughout the presentation.

On a motion by Vice Mayor Salcedo, seconded by Councilmember Lazard, the City Council adopted **Resolution 20-4694** approving the Mid-Year Budget Report for Year 1 of the Biennial Budget Fiscal Year 2019/20 and 2020/21, approved related budget augmentation and staffing requests.

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

### 5.4 \*\*OUT-OF-STATE TRAVEL APPROVAL FOR THE 2020 SAN JOAQUIN COUNTY ONE-VOICE TRIP

City Clerk Teresa Vargas provided the presentation. A question and answer period followed.

On a motion by Mayor Dhaliwal, seconded by Councilmember Lazard, the City Council adopted **Resolution 20-4695** authorizing Option 2, out-of-state travel for one (1) Council Member (the Council nominated Councilmember Akinjo) and the City Manager to attend the 2020 San Joaquin One Voice Trip to Washington, D.C. from May 10-14, 2020, and approved related budget amendment.

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

**6. COUNCIL COMMUNICATIONS**

**6.1 MAYOR DHALIWAL REFERRAL - Propose Discussion on Adopt-A-Park Terms, Conditions, and Guidelines**

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

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

Councilmember Akinjo reported attendance to a recent San Joaquin Area Flood Control Agency public meeting.

**6.2 MAYOR & COUNCILMEMBER COMMENT(S)**

Councilmember Akinjo commented on the city's progress and improved quality of life. Councilmember Lazard commented receiving spam callers disguised as city phone lines on city issued phones. Vice Mayor Salcedo thanked those in attendance. Mayor Dhaliwal echoed Councilmember Akinjo's sentiments and commented on city's rapid growth and prosperity.

**7. ADJOURNMENT** – There being no further business, Mayor Dhaliwal adjourned the meeting at 8:56 p.m.

  
Teresa Vargas, CMC  
City Clerk