

# March 9, 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.



**MARCH 9, 2020 – Regular Meeting Agenda – 7:00 p.m.**



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## 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, MARCH 9, 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 6:30 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)

**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**

- 2.1 INTRODUCTION OF NEW EMPLOYEES:
- Hailey Emery, Permit Technician

2.2 PRESENTATION: SUSTAINABLE GROUNDWATER MANAGEMENT ACT OVERVIEW

2.3 PRESENTATION: CITY OF LATHROP POLICE STATION CONSTRUCTION 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 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  
Waive Full Reading and Adopt 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**

Approve Quarterly Treasurer's Report for March 2020

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

Adopt a Resolution to Accept the General Plan Housing Element Annual Progress Report for Calendar Year 2019 and Authorize 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.  
Adopt Resolution Approving Amendment No. 6 to the Wastewater Plant Operation and Maintenance Agreement with Veolia Water West Operating Services, Inc. and Associated Budget Amendment
- 4.7 APPROVE PROFESSIONAL SERVICES AGREEMENT WITH CAROLLO ENGINEERS, INC. FOR WELL 21 IMPROVEMENTS CIP PW 08-09  
Adopt Resolution Approving a 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  
Adopt Resolution Approving Master and Program Supplement Agreements with Caltrans for the Construction of a Traffic Signal at Golden Valley Parkway and Lathrop Road/Spartan Way for 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  
Adopt Resolution Approving a Professional Services Agreement with Pavement Engineering Inc. for Louise Avenue Pavement Rehabilitation, Pursuant to 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  
Adopt Resolution 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  
Adopt Resolution 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  
Adopt Resolution 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  
Adopt Resolution Accepting Public Improvements for Tracts 3808, 3809, 3810, 3811, and 3812 in the Central Lathrop Development Area

*RIVER ISLANDS CONSENT ITEM(S)*

- 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  
Adopt a Resolution Approving Task Order No. 12 for J.B. Anderson Land Use Planning to Provide 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

Council to Consider the Following:

1. Hold a Public Hearing; and
2. Adopt a Resolution 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)
3. Introduction and First 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)

*GENERAL SCHEDULED ITEM(S)*

- 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

Council to Consider the Following:

1. Hold a Public Hearing; and
2. Adopt a Resolution Approving the City of Lathrop Sewer Reimbursement Capital Facilities Fees Study and the Fees Recommended Therein

- 5.3 BIENNIAL BUDGET FISCAL YEAR (FY) 2019–2020 MID-YEAR REPORT  
Adopt a Resolution Approving the Mid-Year Budget Report for Year 1 of the Biennial Budget Fiscal Year 2019/20 and 2020/21 and Related Budget Augmentation Requests and Staffing Requests

- 5.4 OUT-OF-STATE TRAVEL APPROVAL FOR THE 2020 SAN JOAQUIN COUNTY ONE-VOICE TRIP  
Adopt Resolution Authorizing Out-of-State Travel for Up to Two Council Members and the City Manager to Attend the 2020 San Joaquin One Voice Trip to Washington, D.C. from May 10-14, 2020, and Approval of Related Budget Amendment

**6. COUNCIL COMMUNICATIONS**

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

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

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