

**CITY OF LATHROP
CITY COUNCIL REGULAR MEETING
MONDAY, JUNE 8, 2020
7:00 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive
Lathrop, CA 95330**

MINUTES

Pursuant to the Governor's Executive Order N-25-20

On March 12, 2020, Governor Newsom issued Executive Order N-25-20, which allowed the option to attend public meetings telephonically/teleconference during the COVID-19 pandemic. In accordance with the Executive Order N-25-20, guidance from the California Department of Public Health on gatherings, and to protect our employees and the public, remote public participation was allowed, but not mandatory. The meeting was available by Cisco Webex teleconference to the public, as well as reduced capacity in-person participation in accordance with social distancing guidelines.

PLEASE NOTE: There was a Closed Session, which commenced at 6:33 p.m. The Regular Meeting reconvened at 7:07 p.m.

1. PRELIMINARY

1.1 CALL TO ORDER – Mayor Dhaliwal called the meeting to order at 6:33 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)
- 2 Potential Case(s)

RECONVENE – Mayor Dhaliwal reconvened the meeting at 7:07 p.m.

1.2.2 REPORT FROM CLOSED SESSION

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

1.3 ROLL CALL Present: Mayor Dhaliwal; Vice Mayor Salcedo;
Councilmembers: Akinjo, Lazard, and Torres-O'Callaghan

Absent: None

- 1.4 INVOCATION – Pastor Troy Stein, New Life Church, provided the invocation.
- 1.5 PLEDGE OF ALLEGIANCE – Pastor Troy Stein led the pledge of allegiance.
- 1.6 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER

Public Works Director Michael King announced that due to the construction of the Towne Centre Apartments, Towne Centre Drive would be closed to all traffic between Golden Valley Pkwy and McKee Blvd starting Tuesday, June 9, 2020, through Friday, June 12, 2020.

Mayor Dhaliwal expressed concern with the death of Mr. George Floyd. In response to the demonstrations throughout the country, Council consensus directed the City Attorney and City Manager to issue a joint statement expressing their condolences to the Floyd Family.

- 1.7 INFORMATIONAL ITEM(S) – None
- 1.8 DECLARATION OF CONFLICT(S) OF INTEREST

Councilmember Lazard declared a conflict of interest with Items 4.16 to 4.20, due to her employment with Dell’Osso Family Farms. Mayor Dhaliwal declared conflict of interest with Item 5.4, due to his residence within the Woodfield Park District area. City Attorney Salvador Navarrete confirmed the declarations of conflict as presented.

2. PRESENTATIONS - None

3. CITIZEN’S FORUM

City Clerk Teresa Vargas announced public comment letter/email; dated June 7 2, 2020, submitted by Christine Mendes regarding various concerns affecting her property on McKinley Avenue. The letter/email 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 spoke on the matter and expressed additional concerns regarding the development near her property; and expressed appreciation to the workers during the Well 21 construction for their safe driving. Frank Mendes (18401 S. McKinley Avenue) expressed various concerns regarding the development near his property; weed abatement and fire hazard issues. Kathy Kendrick (Lathrop, CA) expressed concern with lack of parking along the San Joaquin County Mossdale Crossing Regional Park, near the Mossdale Road dead end.

4. CONSENT CALENDAR

On a motion by Councilmember Akinjo, seconded by Councilmember Lazard, the City Council approved the Consent Calendar, except Items 4.16 to 4.20, by the following roll call vote, unless otherwise indicated:

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

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 May 11, 2020.

4.3 APPROVAL OF MINUTES

Approved Minutes for the Special Council Meeting of May 19, 2020.

4.4 GENERAL MUNICIPAL ELECTION – NOVEMBER 3, 2020

Pulled by Councilmember Lazard. A question and answer period ensued. City Clerk Teresa Vargas responded to the questions.

Council considered the following:

1. Adopted **Resolution 20-4726** calling for the holding of a General Municipal Election to be held on Tuesday, November 3, 2020, for the election of certain officers as required by the provisions of the laws of the State of California Relating to General Law Cities;
2. Adopted **Resolution 20-4727** requesting the San Joaquin County Board of Supervisors to consolidate a General Municipal Election to be held on November 3, 2020, with the Statewide General Election to be held on the date pursuant to § 10403 Of The Elections Code; and
3. Adopted **Resolution 20-4728** regulations for candidates for elective office pertaining to candidate statements submitted to the voters at an election to be held on Tuesday, November 3, 2020.

4.5 AGREEMENT WITH MANTECA BULLETIN FOR PUBLICATION OF LEGAL ADVERTISEMENTS

Adopted **Resolution 20-4729** awarding agreement to the Manteca Bulletin for publication of legal advertisements for the Period of July 1, 2020 through June 30, 2021.

4.6 RATIFICATION OF THE SAN JOAQUIN COUNCIL OF GOVERNMENTS' ANNUAL FINANCIAL PLAN

Adopted **Resolution 20-4730** ratifying the San Joaquin Council of Governments (SJCOG) annual financial plan for FY 2020-21.

- 4.7 EXTENSION OF MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF LATHROP, LATHROP MID-MANAGERS AND CONFIDENTIAL EMPLOYEES ASSOCIATION AND SERVICE EMPLOYEES INTERNATIONAL UNION LOCAL 1021, AND UNREPRESENTED EMPLOYEES

Adopted **Resolution 20-4731** authorizing the City Manager to execute an agreement extending the Memorandums of Understanding with Lathrop Mid-Managers and Confidential Employees Association and Service Employees International Union Local 1021, and provide unrepresented staff with the same terms and conditions.

- 4.8 CONFIRM PARTICIPATION IN THE SAN JOAQUIN URBAN COUNTY PROGRAM FOR YEARS 2021-2023 TO OBTAIN HOUSING AND URBAN DEVELOPMENT FUNDS

Confirmed the City of Lathrop's participation in the San Joaquin Urban County Program for years 2021-2023 to obtain housing and urban development funds.

- 4.9 SUBMISSION OF CLAIM FOR MEASURE K BICYCLE, PEDESTRIAN, AND SAFE ROUTES TO SCHOOL PROGRAM FUNDS FOR LOUISE AVENUE REHABILITATION CIP PS 18-01

Adopted **Resolution 20-4732** authorizing the City Manager to execute and submit the cycle one Measure K Bicycle, Pedestrian, and Safe Routes to School Program funds claim for the Louise Avenue Pavement Rehabilitation CIP PS 18-01, authorizing the City Manager to execute and submit all future Measure K claims, and approving related budget amendment.

- 4.10 APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH SOLID NETWORKS, INC. FOR INFORMATION TECHNOLOGY MAINTENANCE AND SUPPORT SERVICES

Adopted **Resolution 20-4733** approving a professional services agreement with Solid Networks, Inc. for information technology maintenance and support services.

- 4.11 APPROVE EXTENSION OF JANITORIAL SERVICES CONTRACT WITH KOREAN PROFESSIONAL BUILDING MAINTENANCE

Adopted **Resolution 20-4734** approving a one-year extension of the contract with Korean Professional Building Maintenance for janitorial services.

- 4.12 TRANSPORTATION DEVELOPMENT ACT CLAIM FOR FISCAL YEAR 2019/20

Adopted **Resolution 20-4735** authorizing the filing of a Transportation Development Act (TDA) Claim for Local Transportation Funds (LTF) for Fiscal Year 2019/20.

4.13 APPROVE CONTRACT FOR ELECTRICAL TRAFFIC CONTROL DEVICES AND LIGHTING MAINTENANCE SERVICES

Adopted **Resolution 20-4736** approving a contract with St. Francis Electric, LLC, for electrical traffic control devices and lighting maintenance services.

4.14 INDUSTRIAL SOLID WASTE LICENSE RENEWAL FOR FISCAL YEAR 2020-21

Adopted **Resolution 20-4737** approving annual Industrial Solid Waste License renewal for Stockton Scavengers Association and Delta Container Corporation for Fiscal Year 2020-21.

4.15 AUTHORIZE ADJUSTMENT TO THE REPUBLIC SERVICES SOLID WASTE COLLECTION RATES FOR FISCAL YEAR 2020-2021 AND APPROVE RELATED BUDGET AMENDMENT

Adopted **Resolution 20-4738** authorizing an increase to Republic Services collection rates based on the Consumer Price Index for San Francisco-Oakland-San Jose for all urban consumers for Fiscal Year 20-21, and six-month deferral, and related budget amendment.

RIVER ISLANDS CONSENT ITEM(S)

Councilmember Lazard recused herself, following the vote of the consent calendar (Items 4.1 to 4.15), and left the chamber at 7:40 p.m., prior to the vote of Items 4.16 to 4.20, due to declared conflict of interest as noted in Item 1.8.

On a motion by Vice Mayor Salcedo, seconded by Councilmember Torres-O'Callaghan, the City Council approved Items 4.16 to 4.20, by the following roll call vote, unless otherwise indicated:

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

4.16 APPROVAL OF A LARGE LOT FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 20 NON-BUILDABLE PARCELS (TRACT 4032) WITHIN LAKESIDE WEST DISTRICT OF RIVER ISLANDS

Adopted **Resolution 20-4739** approving a large lot final map for Tract 4032 within Lakeside West District, totaling 20 non-buildable parcels, a subdivision improvement agreement with River Islands Stage 2B, LLC, and abandonment of a portion of Paradise Road and Cohen Road.

4.17 ACCEPT STAGE 2A SEWER LIFT STATION AND FLUSHING STATION IMPROVEMENTS AND ASSOCIATED GRANT DEEDS

Pulled by Councilmember Akinjo. A question and answer period ensued. Public Works Director Michael King responded to the questions.

Adopted **Resolution 20-4740** accepting stage 2A sewer lift station and flushing station improvements and associated Grant Deeds from River Islands Stage 2A, LLC.

4.18 APPROVE A MASTER CONSULTANT AGREEMENT AND TASK ORDER NO. 1 WITH CSG CONSULTANTS, INC.

Adopted **Resolution 20-4741** approving a Master Consultant Agreement and Task Order No. 1 with CSG Consultants, Inc. to provide plan check services for the river islands project.

4.19 ACCEPT DEDICATION OF COMMUNICATION TOWER SITE, ACCEPT IRREVOCABLE OFFER OF DEDICATION FOR J7 STREET AND APPROVE AGREEMENT FOR CONSTRUCTION AND OPERATION OF THE TOWER

Adopted **Resolution 20-4742** accepting dedication of communication tower site, accepting Irrevocable Offer of Dedication for J7 Street and approving an agreement with River Islands Employment Center, LLC for construction and operation of a communications tower in river islands.

4.20 APPROVE OPTION AND TOWER LEASE AGREEMENT WITH NEW CINGULAR WIRELESS PCS, LLC FOR USE OF CITY OWNED TOWER

Adopted **Resolution 20-4743** approving an option and tower lease agreement with New Cingular Wireless PCS, LLC for use of city tower.

5. SCHEDULED ITEMS

Councilmember Lazard returned to the chamber/dais after at 7:44 p.m. for the remainder of the meeting.

** Public comment letter, dated June 8, 2020, for Item 5.1, 5.3, and 5.4 submitted by Martin Harris with Terra Land Group, LLC.*

5.1 *PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER ADOPTION OF THE CITY OF LATHROP 2020 SOUTH LATHROP SPECIFIC PLAN (SLSP) AND LATHROP GATEWAY BUSINESS PARK SPECIFIC PLAN (LGBPSP) CAPITAL FACILITIES FEES STUDY UPDATE AND THE FEES RECOMMENDED THEREIN

Public Works Director Michael King provided the presentation. Mayor Dhaliwal opened the public hearing.

City Clerk Teresa Vargas announced public comment letter, dated June 8, 2020, for Item 5.1 (same letter for 5.3 and 5.4) submitted by Martin Harris with Terra Land Group, LLC. There were no speakers. Mayor Dhaliwal closed the public hearing.

On a motion by Councilmember Lazard, seconded by Vice Mayor Salcedo, the City Council:

1. Held a public hearing; and
2. Adopted **Resolution 20-4744** adopting the City of Lathrop 2020 South Lathrop Specific Plan (SLSP) and Lathrop Gateway Business Park Specific Plan (LGBPSP) Capital Facilities Fees study update and the fees recommended therein.

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

5.2 NAMING OF NEW CITY PARKS

Parks and Recreation Director Zach Jones provided the presentation. A question and answer period followed.

On a motion by Vice Mayor Salcedo, seconded by Councilmember Akinjo, the City Council adopted **Resolution 20-4745** naming the Neighborhood Park in Mossdale after William S. Moss and the Neighborhood Park in Stanford Crossing in honor of Leland and Jane Stanford and related budget amendment.

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

5.3 *PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER FISCAL YEAR 2020/21 ASSESSMENTS FOR INDUSTRIAL LIGHTING MAINTENANCE DISTRICT; RESIDENTIAL LIGHTING MAINTENANCE DISTRICT; MOSSDALE LANDSCAPE AND LIGHTING DISTRICT; STONEBRIDGE LANDSCAPING MAINTENANCE DISTRICT; STONEBRIDGE DRAINAGE AND LIGHTING DISTRICT; STORM DRAIN DISTRICT ZONE 1; AND STORM DRAIN DISTRICT ZONE 1A

Accounting Manager Thomas Hedegard provided the presentation. A question and answer ensued throughout the presentation.

Mayor Dhaliwal recessed the meeting at 8:15 p.m. and reconvened at 8:19 p.m.

The question and answer period continued. City Manager Stephen Salvatore provided additional information.

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

On a motion by Councilmember Lazard, seconded by Vice Mayor Salcedo, the City Council:

1. Held a public hearing;
2. Adopted **Resolution 20-4746** approving the final engineer's report and ordering the levy and collection of assessments for the City of Lathrop Industrial Lighting Maintenance District for Fiscal Year 2020/21; Maximum Assessment for the District for Fiscal Year 2020/21 not to exceed Zone A \$7.94; Zone B \$40.47; Zone C \$7.94, and Proposed Annual Assessment for Fiscal Year 2020/21 Zone A \$7.94; Zone B \$40.47; Zone C \$7.94;
3. Adopted **Resolution 20-4747** approving the final engineer's report and ordering the levy and collection of assessments for the City of Lathrop Residential Lighting Maintenance District for Fiscal Year 2020/21; Maximum Assessment for the District for Fiscal Year 2020/21 not to exceed Zone A \$44.30; Zone B \$47.47; Zone C \$31.21; Zone D \$58.06; Zone E \$61.04; Zone F \$35.11; Zone G \$8.03, and Proposed Annual Assessment for Fiscal Year 2020/21 Zone A \$44.30; Zone B \$47.47; Zone C \$31.21; Zone D \$58.06; Zone E \$61.04; Zone F \$35.11; Zone G \$8.03;
4. Adopted **Resolution 20-4748** approving the final engineer's report and ordering the levy and collection of assessments for the Mossdale Landscape and Lighting Maintenance District for Fiscal Year 2020/21; Maximum Assessment for Fiscal Year 2020/21 not to exceed \$284.38, and Proposed Annual Assessment for Fiscal Year 2020/21 \$276.10;
5. Adopted **Resolution 20-4749** approving the final engineer's report and ordering the levy and collection of assessments for the Stonebridge Landscape Maintenance District and the Stonebridge Drainage & Lighting District for Fiscal Year 2020/21; Maximum Assessments for each District for Fiscal Year 2020/21 not to exceed \$438.78, and Proposed Annual Assessments for Fiscal year 2020/21 for Stonebridge Landscape Maintenance District is \$292.88 and for Stonebridge Drainage & Lighting District is \$248.14; and
6. Adopted **Resolution 20-4750** approving the final engineer's report and ordering the levy and collection of assessments for the Storm Drain District Zone 1 and Storm Drain District Zone 1A for Fiscal Year 2020/21; Proposed Annual Assessment for Fiscal Year 2020/21 for Storm Drain Zone 1 not to exceed \$112.52, and Proposed Annual Assessment for Fiscal Year 2020/21 for Storm Drain Zone 1A not to exceed \$199.92

AYES: Lazard, Salcedo, and Dhaliwal
NOES: Akinjo and Torres-O'Callaghan
ABSENT: None
ABSTAIN: None

Mayor Dhaliwal recused himself following the vote of Item 5.3, and left the chamber at 8:30 p.m. due to declared conflict of interest as noted in Item 1.8.

5.4 *PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER FISCAL YEAR 2020/21 ASSESSMENTS FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 93-1 WOODFIELD PARK MAINTENANCE ZONE

Accounting Manager Thomas Hedegard provided the presentation. A question and answer period followed. City Manager Stephen Salvatore provided additional information. Vice Mayor Salcedo opened the public hearing. There were no speakers. Vice Mayor Salcedo closed the public hearing.

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

1. Held a public hearing; and
2. Adopted **Resolution 20-4751** approving the final engineer's report and ordering the levy and collection of assessments for the Landscape and Lighting Maintenance District No. 93-1 Woodfield Park Maintenance Zone for Fiscal Year 2020/21.

AYES: Akinjo, Lazard, Torres-O'Callaghan, and Salcedo
NOES: None
ABSENT: None
ABSTAIN: Dhaliwal

Mayor Dhaliwal returned to the chamber/dais after at 8:42 p.m. for the remainder of the meeting.

2. COUNCIL COMMUNICATIONS

- 6.1 MAYOR DHALI WAL REFERRAL: Appointment of One (1) Member to the Planning Commission with Terms Expiring June 30, 2024
- One (1) Application for Consideration

Mayor Dhaliwal made the following appointment:

Planning Commission
Tosh Ishihara

Term Expires
June 30, 2024

On a motion by Councilmember Akinjo, seconded by Vice Mayor Salcedo, the City Council approved the appointment made by Mayor Dhaliwal as noted above.

6.2 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S)

Councilmember Akinjo reported his participation in recent meetings and project updates related to the San Joaquin Area Flood Control Agency and League of California Cities Central Valley Executive Committee.

6.3 MAYOR & COUNCILMEMBER COMMENT(S)

Councilmember Akinjo commented on the tragic death of Mr. George Floyd; urged the community to come together in unity and work together for peaceful resolutions. Councilmember Lazard and Vice Mayor Salcedo thanked those in attendance. Councilmember Torres-O'Callaghan requested to schedule a future Proclamation recognizing June 2021 as Pride Month. Mayor Dhaliwal echo similar sentiments and urged City Manager and City Attorney in releasing the joint statement (mentioned on Item 1.6) as quickly as possible.

7. **ADJOURNMENT** – there being no further business, Mayor Dhaliwal adjourned the meeting at 8:57 p.m.



Teresa Vargas, CMC
City Clerk