



**CITY OF LATHROP
CITY COUNCIL SPECIAL MEETING
MONDAY, MARCH 25, 2024, 5:30 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive, Lathrop, CA 95330**

AGENDA MINUTES

PLEASE NOTE: There was a Closed Session commencing at 5:19 p.m. The Special Meeting reconvened at 5:42 p.m.

1. PRELIMINARY

1.1 CALL TO ORDER – Mayor Dhaliwal called the meeting to order at 5:19 p.m.

1.2 CLOSED SESSION

1.2.1 CONFERENCE WITH LEGAL COUNSEL: Anticipated Litigation - Significant Exposure to Litigation Pursuant to Government Code Section 54956.8

- Property: APN : 210-210-01 (Address Not Available)
Agency Negotiator: Stephen J. Salvatore, City Manager
Negotiating Parties: River Islands Development, LLC.
Under Negotiations: Price and Terms of Negotiation

RECONVENE – Mayor Dhaliwal reconvened the meeting at 5:42 p.m.

1.2.2 REPORT FROM CLOSED SESSION

City Attorney Salvador Navarrete reported that the City Council met in Closed Session pursuant to Item 1.2. Those participating in Closed Session were Mayor Dhaliwal, and Council Members Akinjo and Torres-O’Callaghan. Mr. Navarrete reported that Councilmember Lazard did not participate in Closed Session due to a conflict of interest of receiving \$500 or more, from Dell’Osso Farms, in the last twelve months. Mr. Navarrete also reported that Vice Mayor Diallo did not participate in Closed Session due to a lease agreement currently under review for potential conflict with the River Islands Development. The participating City Council Members approved a settlement agreement paying \$17 per square foot for the subject property under Item 1.2.1. (Vote: 3-0)

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

Absent: None.

- 1.4 PLEDGE OF ALLEGIANCE – Vice Mayor Diallo led the pledge of allegiance.
- 1.5 DECLARATION OF CONFLICT(S) OF INTEREST

Vice Mayor Diallo declared a conflict of interest with Items 2.1, 2.2, 2.3, 2.4 and Item 2.5, due to an agreement with River Islands Development. Councilmember Lazard declared a conflict of interest with Items 2.1, 2.2, 2.3, 2.4 and Item 2.5 due to her employment with Dell’Osso Farms. (See Item 1.2 for additional information)

Before the presentation of the consent and items, Lathrop resident Irene Torres (in person speaker) requested to speak on a matter related to the driveway of her residential property.

2. SCHEDULED CONSENT ITEM(S)

**City Council consensus directed staff to present Item 2.6, before Items 2.1 through 2.5.*

Councilmember Lazard and Vice Mayor Diallo recused themselves at 6:01 p.m., following the vote on Scheduled Item 2.6, due to declared conflict of interests noted on Item 1.5.

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

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

- 2.1 RESCIND PREVIOUS APPROVAL AND APPROVE MODIFIED FINAL MAP FOR TRACT 4131 VILLAGE “KK” AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 75 SINGLE FAMILY LOTS WITHIN OLD RIVER DISTRICT OF RIVER ISLANDS

Pulled by Councilmember Akinjo. A question and answer period ensued. City Engineer Brad Taylor and River Islands Development President Susan Dell’Osso provided additional information.

Adopted **Resolution 24-5485** rescinding previous approval and approving modified Final Map for Tract 4131 Village “KK” within the Old River District, totaling 75 single family lots, and Subdivision Improvement Agreement with River Islands Stage 2B, LLC.

- 2.2 APPROVE FINAL MAP, COMMON USE AGREEMENT, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR MULTI-FAMILY AND COMMERCIAL LOTS IN TRACT 4167 WITHIN THE TOWN CENTER DISTRICT OF RIVER ISLANDS

Adopted **Resolution 24-5486** approving Final Map for Tract 4167 within the Town Center District, for multi-family and commercial lots, a Common Use Agreement with Island Reclamation District 2062, Annexation into CFD 2023-1, and a Subdivision Improvement Agreement with Califia, LLC and River Islands Custom Homesites, LLC.

- 2.3 APPROVE FINAL MAP, CFD ANNEXATION, IRREVOCABLE OFFER OF DEDICATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 87 LOTS IN TRACT 4178 VILLAGE 40 WITHIN LAKE HARBOR WEST DISTRICT OF RIVER ISLANDS

Adopted **Resolution 24-5487** approving Final Map for Tract 4178 Village 40 within the Lake Harbor West District, totaling 87 single family lots, Annexation into CFD 2023-1, an Irrevocable Offer of Dedication, and Subdivision Improvement Agreement with River Islands Development Area 1, LLC.

- 2.4 APPROVE LARGE LOT FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 23 UNDEVELOPABLE PARCELS IN TRACT 4205 WITHIN THE WOODLANDS EAST DISTRICT OF RIVER ISLANDS

Pulled by Councilmember Akinjo. A question and answer period ensued. City Engineer Brad Taylor and River Islands Development President Susan Dell'Osso provided additional information.

Adopted **Resolution 24-5488** approving a large lot final map for Tract 4205 within the Woodlands East District, totaling 23 undevelopable parcels, and Subdivision Improvement Agreement with Califia, LLC.

SCHEDULED ITEM(S)

- 2.5 DISCUSS MODIFICATION TO THE RIVER ISLANDS PHASE 2 PARKS AND OPEN SPACE MASTER PLAN TO ADJUST THE C2 COMMUNITY PARK ACREAGE FROM 22.50 ACRES TO 21.59 ACRES AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE LETTER OF AGREEMENT FOR FIRST PRIORITY USE FOR THE AUXILIARY GYM

Parks and Recreation Director Todd Sebastian provided the presentation. A question and answer period followed the presentation. River Islands Development President Susan Dell'Osso provided additional information.

On a motion by Councilmember Torres-O'Callaghan, seconded by Councilmember Akinjo, the City Council adopted **Resolution 24-5489** approving modification to the River Islands Phase 2 Parks and Open Space Master Plan to adjust the C2 Community Park acreage from 22.50 acres to 21.59 acres, and authorize the City Manager to execute the Letter Agreement for first priority use for the Auxiliary Gym, by the following roll call vote, unless otherwise indicated:

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

2.6 HEALTH BENEFITS FOR CITY COUNCILMEMBERS

*Deputy City Manager Thomas Hedegard provided the presentation. A question and answer period ensued throughout the presentation.

On a motion by Vice Mayor Diallo, seconded by Councilmember Lazard, the City Council adopted **Resolution 24-5484** offering city paid health benefits to City Councilmembers, at the rate of Contract/Appointed Employees, listed as "Option B" (\$2,525 for year 2024), and approving related budget amendment, by the following roll call vote, unless otherwise indicated:

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

3. **ADJOURNMENT** – There being no further business, Mayor Dhaliwal adjourned the meeting at 6:21 p.m.



Teresa Vargas, MMC
Government Services Director
City Clerk