

**CITY OF LATHROP
CITY COUNCIL REGULAR MEETING
MONDAY, OCTOBER 8, 2018
7:00 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive
Lathrop, CA 95330**

MINUTES

PLEASE NOTE: There was a Closed Session which commenced at 6:06 p.m. The Regular Meeting reconvened at 7:06 p.m.

1. PRELIMINARY

1.1 CALL TO ORDER – Mayor Dhaliwal called the meeting to order at 6:06 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)

- 4 Potential Cases

1.2.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8
Property: 99 West Louise Avenue (APN 191-190-18)
Agency Negotiator: Glenn Gebhardt, City Engineer
Negotiating Parties: Richard Castleman
Under Negotiation: Price and Terms of Negotiations

RECONVENE – Mayor Dhaliwal reconvened the meeting at 7:06 p.m.

1.2.3 REPORT FROM CLOSED SESSION

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

1.3 ROLL CALL Present: Mayor Dhaliwal; Vice Mayor Elliott;
Councilmembers: Akinjo, Dresser, and Salcedo

Absent: None

1.4 INVOCATION – Pastor Mike Strong, Grace Community Church, provided the invocation.

1.5 PLEDGE OF ALLEGIANCE – Pastor Mike Strong led the pledge of allegiance.

1.6 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER

City Manager Stephen Salvatore announced Lieutenant Ryan Biedermann as the newest member of the Lathrop Police Services Department. Mayor Dhaliwal commented on a fallen tree in the Stonebridge Development during the weekend, thanked staff for their prompt response and cleanup of the area.

1.7 INFORMATIONAL ITEM(S) - None

1.8 DECLARATION OF CONFLICT(S) OF INTEREST – None

2. PRESENTATIONS

2.1 PROCLAMATION – DECLARING OCTOBER DOMESTIC VIOLENCE AWARENESS MONTH

Councilmember Salcedo, on behalf of the Lathrop City Council, provided the proclamation declaring October 2018 as Domestic Violence Awareness Month to Anna Alcantara, with the Women's Center-Youth Family Services. Ms. Alcantara provided additional information related to the matter and announced a candlelight vigil planned to honor those who have lost their lives as a result of domestic violence. Event scheduled on October 25, 2018.

2.2 NATIONAL NIGHT OUT COMMUNITY PARTNER AWARD

Deputy Sheriff Jefferson Dominguez gave an overview of the National Night Out event held August 7, 2018. Deputy Dominguez provided the Neighborhood Community Partner Award to Tracey Sylvester for the Platinum/Quartz/Stonebridge West community party. Deputy Dominguez also announced a "Drug Take Back" event scheduled on October 27, 2018, at the Lathrop Senior Center. The event is intended for safe disposal of unused, expired, unwanted prescription and over-the-counter drugs.

2.3 CERTIFICATES OF APPRECIATION TO ORGANIZERS OF THE ANNUAL COMMUNITY BBQ HONORING PUBLIC SAFETY OFFICERS

Parks and Recreation Director Zach Jones presented certificates of appreciation to Stephanie Helmbold, Michele Anderson, Debbie Rock, April Victorine, and Vada Klingman for organizing the 3rd Annual Community BBQ event honoring public safety officers held on September 12, 2018. Councilmembers commented on the matter and thanked the organizers of the event.

2.4 RECEIVE INFORMATION RELATED TO THE PRELIMINARY SITE PLAN REVIEW FOR THE NEW LATHROP POLICE STATION

Finance and Administrative Services Director Cari James introduced architect consultant Eric Wohle, LDA Partners. Mr. Wohle provided an overview of the preliminary site plan design review for the new Lathrop Police Station.

2.5 RECEIVE INFORMATION REGARDING FISCAL OVERVIEW OF THE CITY'S GENERAL FUND AND MEASURE C FUND

Finance and Administrative Services Director Cari James provided the presentation, which included an overview of the City's current fiscal position, key fiscal issues for the city in the next five years, options for addressing said key issues, and an overview of Measure C funded projects. A question and answer period ensued throughout the presentation. City Manager Stephen Salvatore responded to questions and provided additional information related to the matter.

3. CITIZEN'S FORUM

Travis Cooper (California Municipal Finance Authority, (CMFA)) provided information related to the CMFA PACE Program, which provides solar energy financing solutions to commercial and residential property owners. Mr. Cooper requested that Council adopt a resolution authorizing CMFA PACE as an authorized financing provider in the City of Lathrop. The City Council expressed interest in the matter, and requested that more information be brought back to a future City Council meeting. Meghan Torres (Lathrop Chamber of Commerce) provided information on upcoming events provided by the Lathrop Chamber of Commerce.

4. CONSENT CALENDAR

On a motion by Mayor Dhaliwal, seconded by Councilmember Salcedo, the City Council approved the Consent Calendar, except *Item 4.3 and **Item 4.10, by the following roll call vote, unless otherwise indicated:

Ayes:	Akinjo, Dresser, Elliott, Salcedo, and Dhaliwal
Noes:	None
Absent:	None
Abstain:	None

** Item 4.3 - The City Council vote on the item separately, following the vote of the consent calendar.*

*** Item 4.10 - Staff removed this item from the Consent Calendar; no action taken on the proposed matter.*

4.1 WAIVING OF READING OF ORDINANCES AND RESOLUTIONS

Waived the reading of ordinances and resolutions on agenda unless otherwise requested by the Mayor or a Councilmember.

4.2 APPROVAL OF MINUTES

Approved Consolidated Minutes for the Regular Council Meeting and Special Meeting of the CFD No. 2006-1 Board of Directors of August 13, 2018, and the Regular Council Meeting of September 10, 2018.

4.3 *2018-2019 REQUESTS FOR FEE WAIVER

Pulled by Councilmember Dresser. Councilmember Dresser declared his membership with the Sunrise Rotary Club and potential conflict of interest. City Clerk Teresa Vargas announced that the item included four resolutions and the Council could entertain a separate vote on each resolution. Vice Mayor Elliott and Mayor Dhaliwal declared similar conflicts of interests due to memberships with the Lathrop Lions Club.

The City Council voted on the following four (4) resolutions separately approving various facility fee waiver requests from the Lathrop Lions Club, Lathrop Little League, Lathrop HS Theater Arts Boosters, and the Lathrop Sunrise Rotary Club:

On a motion by Councilmember Dresser, seconded by Councilmember Akinjo, the City Council adopted **Resolution 18-4453** approving a facility fee waiver request from the Lathrop Lions Club for use of city facilities totaling \$569, by the following roll call vote:

Ayes:	Akinjo, Dresser, and Salcedo
Noes:	None
Absent:	None
Abstain:	Elliott and Dhaliwal (due to club membership)

On a motion by Mayor Dhaliwal, seconded by Councilmember Salcedo, the City Council adopted **Resolution 18-4454** approving a facility fee waiver request from the Lathrop Little League for use of city facilities totaling \$7,971, by the following roll call vote:

Ayes:	Akinjo, Dresser, Elliott, Salcedo, and Dhaliwal
Noes:	None
Absent:	None
Abstain:	None

On a motion by Mayor Dhaliwal, seconded by Councilmember Salcedo, the City Council adopted **Resolution 18-4455** approving a facility fee waiver request from the Lathrop HS Theater Arts Boosters for use of city facilities totaling \$168, by the following roll call vote:

Ayes:	Akinjo, Dresser, Elliott, Salcedo, and Dhaliwal
Noes:	None
Absent:	None
Abstain:	None

On a motion by Mayor Dhaliwal, seconded by Councilmember Salcedo, the City Council adopted **Resolution 18-4456** approving a facility fee waiver request from the Lathrop Sunrise Rotary Club for use of city facilities totaling \$270, by the following roll call vote:

Ayes:	Akinjo, Elliott, Salcedo, and Dhaliwal
Noes:	None
Absent:	None
Abstain:	Dresser (due to club membership)

4.4 ISU SALE TO LOUISE AVENUE PARTNERS

Adopted **Resolution 18-4457** approving the sale of 15 ISUs to Louise Avenue Partners for proposed Tru by Hilton Hotel at 161 East Louise Avenue (APN 196-27-023).

4.5 ADOPT RESOLUTION APPROVING THE STAGE 2B PRECISE PLAN LINE FOR RIVER ISLANDS PARKWAY

Adopted **Resolution 18-4458** approving a precise plan line for the stage 2B segment of River Islands Parkway, and Common Use Agreement with Reclamation District 2062.

4.6 APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR 38 LOTS IN TRACT 3938 VILLAGE "Q" WITHIN EAST VILLAGE DISTRICT

Adopted **Resolution 18-4459** approving Final Map for Tract 3938 Village "Q" within East Village District, totaling 38 single-family lots, and Subdivision Improvement Agreement with River Islands Development, LLC.

4.7 APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR 50 LOTS IN TRACT 3989 VILLAGE "U" WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS

Adopted **Resolution 18-4460** approving Final Map for Tract 3989 Village "U" within the Lakeside East District, Totaling 50 Single-Family Lots, Subdivision Improvement Agreement with River Islands Development, LLC, Irrevocable Offer of Dedication for portion of Marina Drive from Dell'Osso Drive to Oberlin Avenue, and Annexation No. X for City of Lathrop Community Facilities District for Villages T, U, T, V, Y, AA and BB.

4.8 APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR 51 LOTS IN TRACT 3994 VILLAGE "T" WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS

Adopted **Resolution 18-4461** approving Final Map for Tract 3994 Village "T" within the Lakeside East District, Totaling 51 Single-Family Lots, and Subdivision Improvement Agreement with River Islands Development, LLC.

- 4.9 APPROVE TASK ORDER NO. 11 WITH 4LEAF, INC. FOR PLAN CHECK SERVICES

Adopted **Resolution 18-4462** approving Task Order No. 11 with 4Leaf, Inc. for plan check services in the Building Division.

- 4.10 2018 WINTER HOLIDAY AND 2019 CITY COUNCIL MEETING SCHEDULES
Consideration of Proposed 2018 Winter Holiday Closure and 2019 City Council Meeting Schedules

**Item 4.10 pulled from the Consent Calendar by staff. No action taken on this item.

- 4.11 FUNDING FOR A MAINTENANCE WORKER I/II AND A UTILITY OPERATOR I/II/III IN THE PUBLIC WORKS DEPARTMENT

Adopted **Resolution 18-4463** approving funding for a Maintenance Worker I/II and Utility Operator I/II/III position in the Public Works Department.

- 4.12 AGREEMENT WITH CONDOR EARTH FOR ENGINEERING SUPPORT SERVICES

Adopted **Resolution 18-4464** approving a Professional Service Agreement with Condor Earth to provide engineering support services.

5. SCHEDULED ITEMS

- 5.1 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER THE 2019 SJMSCP DEVELOPMENT FEE ANNUAL ADJUSTMENT

City Consultant David Niskanen, with JB Anderson Planning, provided the presentation. A question and answer period ensued following the presentation. Program Planner Steve Mayo (San Joaquin Council of Governments) provided additional information. Mayor Dhaliwal opened the public hearing. There were no speakers. Mayor Dhaliwal closed the public hearing.

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

1. Held a Public Hearing; and
2. Adopted **Resolution 18-4465** approving an annual adjustment to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) Development Fee for 2019.

Ayes: Akinjo, Dresser, Elliott, Salcedo, and Dhaliwal
Noes: None
Absent: None
Abstain: None

5.2 PUBLIC HEARING (PUBLISHED NOTICE) TO UPDATE THE WEST LATHROP SPECIFIC PLAN REIMBURSEMENT FEE

Finance and Administrative Services Director Cari James provided the presentation. A question and answer period followed. Mayor Dhaliwal opened the public hearing. There were no speakers. Mayor Dhaliwal closed the public hearing.

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

Council to Consider the Following:

1. Hold a Public Hearing; and
2. Adopted **Resolution 18-4466** approving the 2018 West Lathrop Specific Plan (WLSP) Reimbursement Fee Update

Ayes: Akinjo, Dresser, Elliott, Salcedo, and Dhaliwal
Noes: None
Absent: None
Abstain: None

5.3 AUTHORIZE TERRAVERDE TO CONDUCT A COMPETITIVE BID PROCESS FOR PHASE II OF THE CITY OF LATHROP'S SOLAR ENERGY PROJECT

Assistant Public Works Director Michael King introduced City Consultant Rick Brown, with TerraVerde Energy, LLC. Mr. Brown provided the presentation. A question and answer period ensued throughout the presentation. City Manager Stephen Salvatore provided additional information.

On a motion by Mayor Dhaliwal, seconded by Councilmember Salcedo, the City Council adopted **Resolution 18-4467** approving TerraVerde Energy, LLC to conduct a competitive bid process for Phase II Project Installation, Procurement, and Financing for the City of Lathrop's Solar Energy Project GG 12-14, and approve the minimum projected cost savings for Phase II.

Ayes: Akinjo, Dresser, Elliott, Salcedo, and Dhaliwal
Noes: None
Absent: None
Abstain: None

5.4 CREATE CIP PK 19-02 FOR PARK IMPROVEMENTS AT SANGALANG, MOSSDALE, AND VALVERDE PARKS

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

On a motion by Councilmember Salcedo, seconded by Mayor Dhaliwal, the City Council adopted **Resolution 18-4468** approving the creation of CIP PK 19-02, for the installation of outdoor fitness equipment at Sangalang Park, Mossdale Park, and Valverde Park, and authorized related budget amendments.

Ayes: Akinjo, Dresser, Elliott, Salcedo, and Dhaliwal
Noes: None
Absent: None
Abstain: None

5.5 CREATE CIP PK 19-03 FOR PARK IMPROVEMENTS AT MOSSDALE SOUTH NEIGHBORHOOD PARK, AND RELATED BUDGET AMENDMENT

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

On a motion by Mayor Dhaliwal, seconded by Councilmember Salcedo, the City Council adopted **Resolution 18-4469** approving the creation of CIP PK 19-03 for Mossdale South Neighborhood Park, and authorized related budget amendment

Ayes: Akinjo, Dresser, Elliott, Salcedo, and Dhaliwal
Noes: None
Absent: None
Abstain: None

5.6 CREATE CIP PK 19-04 FOR CITY-WIDE PARK IMPROVEMENTS

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

On a motion by Mayor Dhaliwal, seconded by Councilmember Salcedo, the City Council adopted **Resolution 18-4470** approving the creation of CIP PK 19-04 for the installation of additional amenities at various City Parks, and authorized related budget amendments.

Ayes: Akinjo, Dresser, Elliott, Salcedo, and Dhaliwal
Noes: None
Absent: None
Abstain: None

5.7 CITY OF LATHROP CODE OF ETHICS APPLICABLE TO CITY OFFICIALS

City Attorney Salvador Navarrete provided the presentation.

On a motion by Mayor Dhaliwal, seconded by Councilmember Salcedo, the City Council adopted **Resolution 18-4471** approving an Ethics Policy applicable to Elected and Appointed Officials, City Manager, City Attorney and Department Heads.

Ayes: Akinjo, Dresser, Elliott, Salcedo, and Dhaliwal
Noes: None
Absent: None
Abstain: None

6. COUNCIL COMMUNICATIONS

6.1 MAYOR DHALIWAL REFERRAL: Set Application Deadline for Appointment of One (1) Member to the Senior Advisory Commission with Term Expiring June 30, 2019, due to Unexpired Term Vacancy

City Clerk Teresa Vargas provided an overview, announced the resignation of Ms. Patricia Bennett from the Senior Advisory Commission.

The City Council set the application deadline to November 5, 2018, with appointment at the Special Meeting of November 19, 2018.

6.2 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S)

Councilmember Dresser reported his attendance to the San Joaquin Regional Rail Commission meeting, in which locomotive improvements and Wi-Fi service inside the engines was discussed.

6.3 MAYOR & COUNCILMEMBER COMMENT(S)

Councilmember Akinjo commented on the fiscal health and stability of the City, and thanked the community organizers of the community BBQ held on September 12, 2018. Councilmember Dresser commented on a previous referral to discuss placing cameras at the entrance and exit points of the City, and expressed concern with lack of commercial truck parking in the City. City Manager Stephen Salvatore provided information on a private project planned for development at the corner of McKinley and Louise Avenue to provide public truck parking. Councilmember Salcedo expresses her appreciation to Council for approval of the park improvements and recreational facilities for the community. Vice Mayor Elliott expressed appreciation on the positive feedback received from outside agencies and stakeholders, commented on the fiscal health of the city, and thanked staff for their efforts. Mayor Dhaliwal commented on the upcoming Election on November 6, 2018, and the Veteran's Day event scheduled on November 11, 2018, at Valverde Park commencing at 11 p.m. Mayor Dhaliwal also announced the City's afterhours emergency on-call number, (209) 992-0028.

7. ADJOURNMENT – There being no further business, Mayor Dhaliwal adjourned the meeting at 10:11 p.m.


Teresa Vargas, CMC
City Clerk