

April 14, 2025 – 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

City Council

Paul Akinjo, Mayor

Jennifer Torres-O'Callaghan, Vice Mayor

Minnie Diallo, Councilmember

Stephen Dresser, Councilmember

Diane Lazard, Councilmember

City Staff

Stephen Salvatore, City Manager

Salvador Navarrete, City Attorney

Michael King, Assistant City Manager

Thomas Hedegard, Deputy City Manager

Stephen Sealy, Chief of Police

Teresa Vargas, Government Services
Director / City Clerk

Brad Taylor, City Engineer

Tony Fernandes, Information Systems Director

Cari James, Finance Director

Juliana Burns, Human Resources Director

Rick Caguiat, Community Development
Director

Todd Sebastian, Parks and Recreation
Director

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 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.



April 14, 2025 – Regular Meeting Agenda – 7:00 p.m.



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See Reverse

IMPORTANT NOTICE REGARDING THIS MEETING

This public meeting will be conducted in person; all members of the City Council will attend in person. Members of the public are welcome in person. This meeting will also be available for public participation by teleconference via ZoomGov at the following link:

<https://www.zoomgov.com/j/1610864396?pwd=nma9Zs1z4AkO46WMM84JRb5Dbw892L.1>

- ✚ During the meeting, those joining ZoomGov, will be allowed to speak prior to the close of public comment on an item. If you are using this method, please "raise the hand" feature to inform the City Clerk (meeting host) you wish to speak on the matter. Please ensure your computer speaker and microphone are fully functional.
- ✚ For audio / calling in only, dial: +1 (669) 254-5252 or +1 (669) 216-1590
 - To request to speak (same as the "raise hand" feature) press *9 / When the City Clerk calls your name, press *6 to unmute.
- ✚ Meeting Webinar ID: 161 086 4396 / Passcode: 739722
- ✚ If you are not able to attend the meeting in person or virtually - Public comment / questions will be accepted by email to City Clerk Teresa Vargas at [website cco@ci.lathrop.ca.us](mailto:cco@ci.lathrop.ca.us). Please refer to the Agenda Item or Public Comment Matter, and the date of the City Council Meeting, in your written communication.
- ✚ Questions or comments submitted by email must be submitted by 4:00 p.m., on the day of the meeting.
- ✚ To address the City Council in person, please submit a purple card to the City Clerk indicating name and number of the item upon which a person wishes to speak.

Council Meetings are live-streamed (with Closed Captioning) on Comcast Cable Channel 97, and on the City Council Webpage: <https://www.ci.lathrop.ca.us/citycouncil/page/live-stream>

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 the City Council, a card must be submitted to the City Clerk indicating the 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. 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 or submit your request to speak via the "raise hand" feature in ZoomGov. Only those who have submitted speaker cards, or have expressed an interest in speaking, 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. Please note, the Council Chamber has limited occupancy due to social distancing.

To leave a voice message for all Councilmembers simultaneously, dial (209) 941-7230. To send an e-mail for Councilmembers simultaneously email: citycouncil@ci.lathrop.ca.us. This City Council Agenda and meeting materials can be accessed by computer or any smart device at: <https://www.ci.lathrop.ca.us/meetings>

General Information

For reports citing supplemental documents relating to specific agenda items, these 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 and live streamed on the City's website.

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:

Teresa Vargas, MMC
Government Services Director / City Clerk
390 Towne Centre Drive
Lathrop, CA 95330
Telephone: (209) 941-7230



**CITY OF LATHROP
CITY COUNCIL REGULAR MEETING
MONDAY, APRIL 14, 2025
7:00 P.M.
NO CLOSED SESSION
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive
Lathrop, CA 95330**

AGENDA

PLEASE NOTE: There will be no Closed Session. The Regular Meeting will commence at 7:00 p.m.

1. PRELIMINARY

- 1.1 CALL TO ORDER
- 1.2 ROLL CALL
- 1.3 INVOCATION
- 1.4 PLEDGE OF ALLEGIANCE
- 1.5 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER
- 1.6 INFORMATIONAL ITEM(S) - None
- 1.7 DECLARATION OF CONFLICT(S) OF INTEREST

2. PRESENTATIONS

- 2.1 RECOGNITION OF ARMANDO MENDOZA, MAINTENANCE WORKER FOR THE CITY OF LATHROP PUBLIC WORKS DEPARTMENT
- 2.2 INTRODUCTION OF NEW EMPLOYEES

Police Department

- Yalda Jalili, Records Assistant
- Tiyouia Echols, Records Assistant
- Sehaj Singh, Police Officer
- Jonathan Syler, Police Officer
- Elias Diaz, Police Officer
- Dennis Ruiz, Police Officer

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 in speaking, 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 City Council majority, 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 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 City Council Meeting of February 10, 2025, Regular City Council Meeting of March 10, 2025, and Special Meeting of March 17, 2025.

4.3 SECOND READING AND ADOPTION OF ORDINANCE 25-464 OF THE CITY COUNCIL OF THE CITY OF LATHROP TO ADOPT AN AMENDMENT TO THE LATHROP MUNICIPAL CODE (LMC) SECTION 6.16.010 TO REMOVE LOT SIZE RESTRICTIONS ON THE KEEPING OF FOWL WITHIN CITY LIMITS

Waive Full Reading and Adopt Ordinance 25-464 Amending Lathrop Municipal Code (LMC) Section 6.16.010 to Remove Lot Size Restrictions on the Keeping of Fowl Within City Limits

4.4 SECOND READING AND ADOPTION OF ORDINANCE 25-465 OF THE CITY COUNCIL OF THE CITY OF LATHROP TO ADOPT AN AMENDMENT TO THE LATHROP MUNICIPAL CODE (LMC) TITLE 10, CHAPTER 10.24, SECTION 10.24.030 DESIGNATED NO PARKING AREAS

Waive Full Reading and Adopt Ordinance 25-465 Amending Lathrop Municipal Code (LMC) Title 10, Chapter 10.24, Section 10.24.030 Designated No Parking Areas

- 4.5 RATIFY SAN JOAQUIN COUNCIL OF GOVERNMENTS ANNUAL FINANCIAL PLAN
Adopt Resolution to Ratify the San Joaquin Council of Governments (SJCOG) Annual Financial Plan for FY 2025-26
- 4.6 APPROVE OUT OF STATE TRAVEL FOR VICE MAYOR TORRES-O'CALLAGHAN TO ATTEND THE NATIONAL LEAGUE OF CITIES 2025 SUMMER BOARD AND LEADERSHIP MEETING
Adopt Resolution Authorizing Out of State Travel for Vice Mayor Torres-O'Callaghan to Attend the National League of Cities 2025 Summer Board and Leadership Meeting in Columbus, Ohio July 16-18, 2025, and Related Budget Amendment
- 4.7 APPROVE OUT OF STATE TRAVEL FOR VICE MAYOR TORRES-O'CALLAGHAN TO ATTEND THE NATIONAL ASSOCIATION OF LATINO ELECTED AND APPOINTED OFFICIALS (NALEO) 42ND ANNUAL CONFERENCE
Adopt Resolution Authorizing Out of State Travel for Vice Mayor Torres-O'Callaghan to Attend the National Association of Latino Elected and Appointed Officials (NALEO) 42nd Annual Conference in Atlanta, Georgia July 21 - 25, 2025, and Related Budget Amendment
- 4.8 APPROVE OUT OF STATE TRAVEL FOR THE MANAGEMENT ANALYST IN THE BUILDING DEPARTMENT TO ATTEND THE TYLER CONNECT 2025 CONFERENCE
Adopt Resolution Approving Out of State Travel for the Management Analyst in the Building Department to Attend the Tyler Connect 2025 Conference in San Antonio, Texas from May 11-14, 2025
- 4.9 APPROVE FACILITY FEE WAIVER REQUEST FOR RIPTIDE FOOTBALL AND CHEER TO HOST PRACTICES AT THE STEAM ACADEMY PARK FROM JULY 7, 2025, THROUGH SEPTEMBER 30, 2025
Adopt Resolution to Approve Facility Fee Waiver Request from Riptide Football and Cheer for the Use of the STEAM Academy Park from July 7, 2025, through September 30, 2025, to Host Practices
- 4.10 APPROVE AMENDMENT NO. 2 TO THE PUBLIC INFRASTRUCTURE CREDIT AND REIMBURSEMENT AGREEMENT RELATING TO THE CENTRAL LATHROP SPECIFIC PLAN AREA
Adopt Resolution to Approve Amendment No. 2 to the Public Infrastructure Credit and Reimbursement Agreement with Saybrook CLSP, LLC and Lathrop Land Acquisition, LLC relating to the Central Lathrop Specific Plan Area

- 4.11 APPROVE BUDGET AMENDMENT TO THE INFORMATION SYSTEMS DEPARTMENT BUDGET TO FUND CYBERSECURITY RELATED PURCHASES
Adopt Resolution Approving a Budget Amendment to the Information Systems Department Budget to Fund Cybersecurity Related Purchases
- 4.12 APPROVE PURCHASE OF A BUCKET TRUCK AND TWO TILT TRAILERS FROM TEREX USA, LLC AND BONANDER TRAILER
Adopt Resolution to Approve the Purchase of a Bucket Truck and Two Tilt Trailers from Terex USA, LLC and Bonander Trailer
- 4.13 APPROVE CONSTRUCTION CONTRACT WITH PANELIZED STRUCTURES, INC., FOR CONSTRUCTION OF LATHROP ELECTRIC VEHICLE CHARGING STATION, CIP GG 24-28, APPROVE BUDGET AMENDMENT, APPROVE PROGRAM SUPPLEMENT AGREEMENT WITH CALTRANS, AND AUTHORIZE CITY MANAGER TO EXECUTE THE AGREEMENT
Adopt Resolution to Approve a Construction Contract with Panelized Structures, Inc., for Construction of Lathrop Electric Vehicle Charging Station, CIP GG 24-28, Approve Budget Amendment, Approve a Program Supplement Agreement with Caltrans, and Authorize City Manager to Execute the Agreement
- 4.14 APPROVE CONSTRUCTION CONTRACT WITH CONSOLIDATED ENGINEERING, INC., FOR CONSTRUCTION OF WOODFIELD PAVEMENT REHABILITATION, CIP PS 25-08 AND APPROVE BUDGET AMENDMENT
Adopt Resolution to Approve a Construction Contract with Consolidated Engineering, Inc., for Construction of Woodfield Pavement Rehabilitation, CIP PS 25-08 and Approve Budget Amendment
- 4.15 APPROVE CONSTRUCTION CONTRACT WITH SIERRA TRAFFIC MARKINGS, INC., FOR STRIPING IMPROVEMENTS, CIP PS 25-18
Adopt Resolution to Approve a Construction Contract with Sierra Traffic Markings, Inc., for Striping Improvements, CIP PS 25-18
- 4.16 APPROVE CONSTRUCTION CONTRACT WITH WELL INDUSTRIES, INC., FOR WELL DRILLING, DEVELOPMENT, AND TESTING FOR THE AQUIFER STORAGE AND RECOVERY PROJECT, CIP PW 22-36
Adopt Resolution to Approve a Construction Contract with Well Drilling Industries, Inc., for Well Drilling, Development, and Testing for the Aquifer Storage and Recovery (ASR) Project, CIP PW 22-36
- 4.17 APPROVE CONTRACT AMENDMENT WITH CAROLLO ENGINEERS, INC., FOR THE EAST LATHROP STORMWATER MASTER PLAN, CIP SD 25-17
Adopt Resolution to Approve Contract Amendment No. 1 with Carollo Engineers, Inc., for the East Lathrop Water Stormwater Master Plan, CIP SD 25-17

- 4.18 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY TIM PAXIN'S PACIFIC EXCAVATION INC., DBA PACIFIC EXCAVATION FOR DELL'OSSO DR AND LAKESIDE DR SURVEILLANCE EQUIPMENT, CIP GG 19-07
Adopt Resolution to Accept Public Improvements Constructed by Tim Paxin's Pacific Excavation Inc., dba Pacific Excavation for Dell'Osso Drive and Lakeside Drive Surveillance Equipment, CIP GG 19-07, Authorize the Filing of a Notice of Completion, Release of Contract Retention, and Release of Performance and Payment Bonds
- 4.19 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY AMERINE SYSTEMS, INC., FOR POLICE PROPERTY AND EVIDENCE BUILDING LANDSCAPE, CIP GG 21-13
Adopt Resolution to Accept Public Improvements Constructed by Amerine Systems, Inc., for Police Property and Evidence Building Landscape, CIP GG 21-13 and Authorize the Filing of a Notice of Completion, Release of Contract Retention, and Release of Performance and Payment Bonds
- 4.20 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY DSS COMPANY DBA KNIFE RIVER CONSTRUCTION FOR CONSTRUCTION OF YOSEMITE AVENUE PAVEMENT REHABILITATION, CIP PS 24-31, RATIFY CONTRACT CHANGE ORDER NO. 4, AND APPROVE BUDGET AMENDMENT
Adopt Resolution to Accept Public Improvements Constructed by DSS Company dba Knife River Construction for Construction of Yosemite Avenue Pavement Rehabilitation CIP PS 24-31, Ratify City Manager's Action to Execute Contract Change Order No. 4, Approve Budget Amendment, and Authorize the Filing of a Notice of Completion, Release of Contract Retention, and Release of Performance and Payment Bonds
- 4.21 CREATE CIP WW 25-23 MCKINLEY AVENUE FORCE MAIN INTERTIE, APPROVE PROFESSIONAL SERVICES AGREEMENT WITH BLACK WATER CONSULTING ENGINEERS, AND APPROVE BUDGET AMENDMENT
Adopt Resolution to Create CIP WW 25-23 McKinley Avenue Force Main Intertie, Approve a Professional Services Agreement with Black Water Consulting Engineers, and Approve Budget Amendment
- 4.22 APPROVE THE PRELIMINARY ENGINEER'S REPORT AND DECLARE INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2025-26 FOR INDUSTRIAL LIGHTING MAINTENANCE DISTRICT; RESIDENTIAL LIGHTING MAINTENANCE DISTRICT; MOSSDALE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT; STORM DRAIN DISTRICT ZONE 1; AND STORM DRAIN DISTRICT ZONE 1A
Council to Consider the Following:
1. Adopt Resolution Approving the Preliminary Engineer's Report for the Industrial Lighting Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2025-26;

2. Adopt Resolution Approving the Preliminary Engineer's Report for the Residential Lighting Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2025-26;
3. Adopt Resolution Approving the Preliminary Engineer's Report for the Mossdale Landscape and Lighting Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2025-26; and
4. Adopt Resolution Approving the Preliminary Engineer's Report for the Storm Drain Districts Zones 1 and 1A and Declaring Intention to Levy Annual Assessments for Fiscal Year 2025-26

4.23 APPROVE THE PRELIMINARY ENGINEER'S REPORT AND DECLARE INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2025-26 FOR STONEBRIDGE LANDSCAPING MAINTENANCE DISTRICT AND STONEBRIDGE DRAINAGE AND LIGHTING DISTRICT

Council to Consider the Following:

1. Adopt Resolution Approving the Preliminary Engineer's Report for the Stonebridge Landscaping Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2025-26
2. Adopt Resolution Approving the Preliminary Engineer's Report for the Stonebridge Drainage & Lighting District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2025-26

4.24 APPROVE THE PRELIMINARY ENGINEER'S REPORT AND DECLARE INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2025-26 FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 93-1 (WOODFIELD PARK)

Council to Consider the Following:

Adopt Resolution Approving the Preliminary Engineer's Report for Landscape and Lighting Maintenance District No. 93-1 (Woodfield Park) and Declaring Intention to Levy Annual Assessments for Fiscal Year 2025-26

5. SCHEDULED ITEMS

5.1 PROPERTY TAX SHARING AGREEMENTS WITH THE COUNTY OF SAN JOAQUIN

Council to Consider the Following:

1. Adopt Resolution Approving Second Addendum to Master Property Tax Agreement (A-12-472) Between the City of Lathrop and County of San Joaquin Amending the Property Tax Allocation Methodology and Extending the Term for an Additional Six (6) Years, Up to and Including July 31, 2035; and

2. Adopt Resolution Approving Addendum to Tax Allocation Agreement (A-23-6) Between the City of Lathrop and County of San Joaquin for the Allocation of Property Tax for the West Lathrop Specific Plan Area; and
3. Adopt Resolution Approving Addendum to Tax Allocation Agreement (A-96-341) Between the City of Lathrop and County of San Joaquin for the Allocation of Property Tax for the West Lathrop Specific Plan Area; and
4. Adopt Resolution Approving Tax Allocation Agreement between the City of Lathrop and County of San Joaquin for the Allocation of Property Tax for the North Central Lathrop Area; and
5. Adopt Resolution Approving Tax Allocation Agreement Between the City of Lathrop and County of San Joaquin for the Allocation of Property Tax for the Singh Petroleum Area

- 5.2 REVIEW AND CONSIDER FINAL DESIGN FOR FOUNTAIN AT THE BASIN PARK AT WOODFIELD ASSOCIATED WITH HISTORIC LATHROP BEAUTIFICATION PROJECT, CIP GG 24-23
Council to Consider Final Design for the Fountain at The Basin Park at Woodfield associated with Historic Lathrop Beautification Project, CIP GG 24-23

6. COUNCIL COMMUNICATIONS

- 6.1 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S)
- *Central Valley Executive Committee/LOCC (Akinjo/Diallo)*
 - *Council of Governments (Akinjo/Diallo)*
 - *Integrated Waste Management Solid Waste Division (Dresser/Torres-O'Callaghan)*
 - *Reclamation District 17 Joint Powers Authority (Salvatore)*
 - *San Joaquin Partnership Board of Directors (Salvatore)*
 - *San Joaquin County Commission on Aging (Vacancy)*
 - *San Joaquin Valley Air Pollution Control District (Dresser/Akinjo)*
 - *Water Advisory Board (Torres-O'Callaghan/Lazard)*
 - *Tri Valley-San Joaquin Valley Regional Rail Authority (Akinjo)*
 - *San Joaquin Area Flood Control Agency (Akinjo/Lazard/Torres-O'Callaghan)*
 - *Local Agency Formation Commission (LAFCo) (Diallo)*
 - *Ava Community Energy (Diallo/Dresser)*

- 6.2 MAYOR & COUNCILMEMBER COMMENT(S)

7. ADJOURNMENT

/Teresa Vargas/

Teresa Vargas, MMC
Government Services Director
City Clerk