

**CITY OF LATHROP  
CITY COUNCIL REGULAR MEETING  
MONDAY, JUNE 9, 2025, 7:00 P.M.  
CLOSED SESSION, 6:00 P.M.  
COUNCIL CHAMBER, CITY HALL  
390 Towne Centre Drive  
Lathrop, CA 95330**

**MINUTES**

**PLEASE NOTE: There was a Closed Session, which commenced at 6:00 p.m. The Regular Meeting reconvened at 7:03 p.m.**

**1. PRELIMINARY**

1.1 CALL TO ORDER - Mayor Akinjo called the meeting to order at 6:00 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(d)(2-3):
- 1 Potential Case

**RECONVENE** – Mayor Akinjo reconvened the meeting at 7:03 p.m.

1.2.2 REPORT FROM CLOSED SESSION

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

1.3 ROLL CALL Present: Mayor Akinjo; Vice Mayor Torres-O'Callaghan;  
and Councilmembers: Diallo, Dresser and Lazard.

Absent: None.

1.4 INVOCATION – Pastor Roger Slates, Church in the Park, provided the invocation.

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

1.6 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER - None

1.7 INFORMATIONAL ITEM(S) - None

## **1.8 DECLARATION OF CONFLICT(S) OF INTEREST**

Councilmember Lazard declared a conflict of interest with Items 4.20 through 4.22, due to her employment with Dell'Osso Farms.

## **2. PRESENTATIONS**

### **2.1 CERTIFICATE OF RECOGNITION TO THE LATHROP HIGH SCHOOL BOYS' VARSITY TENNIS TEAM FOR RANKING FIRST PLACE IN THE WESTERN ATHLETIC CONFERENCE LEAGUE STANDINGS**

Mayor Akinjo and Parks and Recreation Director Todd Sebastian provided certificates of recognition to the Lathrop High School Boys' Varsity Tennis Team for ranking first place in the Western Athletic Conference League Standings.

### **2.2 CERTIFICATE OF RECOGNITION TO THE LATHROP HIGH SCHOOL BOYS' VARSITY GOLF TEAM FOR RANKING FIRST PLACE IN THE WESTERN ATHLETIC CONFERENCE LEAGUE STANDINGS**

Mayor Akinjo and Parks and Recreation Director Todd Sebastian provided certificates of recognition to the Lathrop High School Boys' Varsity Golf Team for ranking first place in the Western Athletic Conference League Standings.

### **2.3 PROCLAMATION DECLARING JUNE 19, 2025, AS CELEBRATION OF JUNETEENTH NATIONAL FREEDOM HOLIDAY**

Councilmember Dresser, on behalf of the City Council, presented a proclamation declaring June 19, 2025, as celebration of Juneteenth National Freedom Day.

### **2.4 PROCLAMATION DECLARING JUNE 2025 AS PRIDE MONTH**

Vice Mayor Torres-O'Callaghan on behalf of the City Council presented a proclamation declaring June 2025 as Pride Month.

### **2.5 INTRODUCTION OF NEW EMPLOYEE**

Parks and Recreation Director Todd Sebastian introduced Kelli Ibarra as the new Administrative Assistant for the Parks and Recreation Department.

## **3. CITIZEN'S FORUM**

Detra Cotton, in-person speaker, expressed concern with the permitting process related to food vendors participating in the Juneteenth and July 1st events.

#### 4. CONSENT CALENDAR

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Diallo, the City Council approved the Consent Calendar, Items 4.1 through Item 4.19, by the following roll call vote:

Ayes: Diallo, Dresser, Lazard, Torres- O' Callaghan and Akinjo  
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 SECOND READING AND ADOPTION OF ORDINANCE 25-466 OF THE CITY COUNCIL OF THE CITY OF LATHROP TO ADD CHAPTER 9.06 ENTITLED "CAMPING OR SLEEPING IN MOTOR VEHICLES OVERNIGHT PROHIBITED" TO TITLE 9, "PUBLIC PEACE AND WELFARE" OF THE LATHROP MUNICIPAL CODE

Waived full reading and adopted **Ordinance 25-466** adding Chapter 9.06, entitled "Camping or Sleeping in Motor Vehicles Overnight Prohibited" to Title 9, "Public Peace and Welfare" of the Lathrop Municipal Code.

##### 4.3 SECOND READING AND ADOPTION OF ORDINANCE 25-467 OF THE CITY COUNCIL OF THE CITY OF LATHROP TO ADD CHAPTER 9.05 ENTITLED "PUBLIC URINATION AND DEFECATION PROHIBITED" TO TITLE 9, "PUBLIC PEACE AND WELFARE" OF THE LATHROP MUNICIPAL CODE

Waived full reading and adopted **Ordinance 25-467** adding Chapter 9.05, entitled "Public Urination and Defecation Prohibited" to Title 9, "Public Peace and Welfare" of the Lathrop Municipal Code.

##### 4.4 APPROVE JULY 1<sup>ST</sup> LATHROP BIRTHDAY CELEBRATION TEMPORARY STREET CLOSURES ON CRESPI STREET AND LOCOMOTIVE STREET

Adopted **Resolution 25-5812** approving temporary street closures for the July 1<sup>st</sup> Lathrop Birthday Celebration on July 1, 2025, on Crespi Street and Locomotive Street.

4.5 APPROVE ANNUAL INDUSTRIAL SOLID WASTE LICENSE RENEWALS FOR FISCAL YEAR (FY) 2025-26

1. Adopted **Resolution 25-5813** approving Annual Industrial Solid Waste License for California Waste Recovery Systems, LLC., for FY 25-26;
2. Adopted **Resolution 25-5814** approving Annual Industrial Solid Waste License for Ra Ra Trucking, Inc., for FY 25-26;
3. Adopted **Resolution 25-5815** approving Annual Industrial Solid Waste License for Republic Services for FY 25-26;
4. Adopted **Resolution 25-5816** approving Annual Industrial Solid Waste License for Stockton Scavengers for FY 25-26;
5. Adopted **Resolution 25-5817** approving Annual Industrial Solid Waste License for Tesla, Inc., for FY 25-26; and
6. Adopted **Resolution 25-5818** approving Annual Industrial Solid Waste License for Tony and Sons Trucking, Inc., FY 25-26.

4.6 APPROVE AGREEMENT WITH THE MANTECA BULLETIN FOR PUBLICATION OF LEGAL ADVERTISEMENTS

Pulled by Councilmember Dresser. A question and answer period followed. Government Services Director and City Clerk Teresa Vargas provided additional information.

Adopted **Resolution 25-5819** approving an Agreement with the Manteca Bulletin for Publication of Legal Advertisements for the Period of July 1, 2025, through June 30, 2026.

4.7 APPROVE A GENERAL SERVICES AGREEMENT FOR ON-CALL CONSTRUCTION SERVICES FOR WET UTILITY AND STREET REPAIRS WITH SORACCO, INC.

Adopted **Resolution 25-5820** approving a General Services Agreement for on-call construction services for wet utility and street repairs with Soracco, Inc.

4.8 APPROVE PUBLIC INFRASTRUCTURE CREDIT AND REIMBURSEMENT AGREEMENT WITH PHELAN-HAUGEN, LLC., AND LASALLE INCOME & GROWTH FUND VII REIT, LLC., RELATING TO THE LATHROP GATEWAY BUSINESS PARK SPECIFIC PLAN AREA AND ADJUSTMENT TO THE GASB 34 REPORTS ASSOCIATED WITH PUBLIC IMPROVEMENTS FOR PARCEL MAPS 19-03 AND 21-02

Adopted **Resolution 25-5821** approving a Public Infrastructure Credit and Reimbursement Agreement with Phelan-Haugen, LLC., and LaSalle Income & Growth Fund VII REIT, LLC., relating to the Lathrop Gateway Business Park Specific Plan Area and an adjustment to the GASB 34 Reports associated with Parcel Maps 19-03 and 21-02.

- 4.9 APPROVE AMENDMENT NO. 6 WITH WSP USA, INC., FOR THE MANTHEY ROAD BRIDGE REPLACEMENT PROJECT, CIP PS 12-04, AND APPROVE BUDGET AMENDMENT

Pulled by Councilmember Dresser. A question and answer period followed. Assistant City Manager Michael King, City Manager Stephen Salvatore and City Attorney Salvador Navarrete provided additional information.

Adopted **Resolution 25-5822** approving Amendment No. 6 with WSP USA, Inc., for the Manthey Road Bridge Replacement Project, CIP PS 12-04, and approving related budget amendment.

- 4.10 APPROVE PROFESSIONAL SERVICES AGREEMENT WITH WESTWOOD PROFESSIONAL SERVICES, INC., FOR THE DESIGN OF THE SIDEWALK AND LANDSCAPE IMPROVEMENTS, PHASE I PROJECT, CIP PS 25-14

Adopted **Resolution 25-5823** approving Professional Service Agreement with Westwood Professional Services, Inc., for Design of Sidewalk and Landscape Improvements, Phase I Project, CIP PS 25-14.

- 4.11 APPROVE CONSTRUCTION CONTRACT WITH MG AND JC CONCRETE, INC., FOR MOSSDALE COMMUNITY SIDEWALK REPAIRS, CIP PS 25-25

Adopted **Resolution 25-5824** approving Construction Contract with MG and JC Concrete, Inc., for Mossdale Community Sidewalk Repairs, CIP PS 25-25.

- 4.12 APPROVE PROFESSIONAL SERVICES AGREEMENT WITH CAROLLO ENGINEERS, INC., TO PREPARE A WATER SUPPLY FEASIBILITY STUDY, CIP PW 20-16

Adopted **Resolution 25-5825** approving a Professional Services Agreement with Carollo Engineers, Inc., to prepare a Water Supply Feasibility Study, CIP PW 20-16.

- 4.13 APPROVE AMENDMENT NO. 4 TO THE PROFESSIONAL SERVICES AGREEMENT WITH CAROLLO ENGINEERS, INC., FOR AQUIFER STORAGE AND RECOVERY, CIP PW 22-36

Adopted **Resolution 25-5826** approving Amendment No. 4 to the Professional Services Agreement with Carollo Engineers, Inc., for Aquifer and Storage Recovery Project, CIP PW 22-36

- 4.14 APPROVE TASK ORDER NO. 4 WITH ENGEO, INC., FOR CTF PHASE 3 EXPANSION, CIP WW 22-38 AND APPROVE BUDGET AMENDMENT

Adopted **Resolution 25-5827** approving Task Order No. 4 with ENGEO, Inc., for the Consolidated Treatment Facility Phase 3 Expansion, CIP WW 22-38, and approving related budget amendment.

- 4.15 RATIFY THE CONSOLIDATION AND EXTENSION OF EXISTING CONTRACTS WITH AXON FOR THE LATHROP POLICE DEPARTMENT

Adopted **Resolution 25-5828** ratifying consolidation and extension of existing Contracts with Axon for the Lathrop Police Department.

- 4.16 APPROVE CONSTRUCTION CONTRACT WITH PACIFIC EXCAVATION, INC. FOR THE CONSTRUCTION OF RIVER ISLANDS PARKWAY AND OBERLIN AVENUE TRAFFIC SIGNAL PROJECT, CIP PS 25-12

Adopted **Resolution 25-5829** approving a Construction Contract with Pacific Excavation, Inc., for River Islands Parkway and Oberlin Avenue Traffic Signal Project, CIP PS 25-12.

- 4.17 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY BOCKMON & WOODY ELECTRIC CO., INC., FOR SOUTH LATHROP SURVEILLANCE SYSTEM, CIP GG 23-19, RATIFY CITY MANAGER'S EXECUTION OF CCO NO. 2 AND APPROVE BUDGET AMENDMENT

Adopted **Resolution 25-5830** approving public improvements constructed by Bockmon & Woody Electric Co., Inc., for the South Lathrop Surveillance System, CIP GG 23-19, authorizing the filing of a Notice of Completion, releasing contract retention, releasing the Performance and Payment Bonds, ratifying City Manager's execution of Contract Change Order No. 2, and approving related budget amendment.

- 4.18 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY GCJ, INC., FOR WELL 7 PUMP HOUSE IMPROVEMENTS, CIP PW 25-09

Adopted **Resolution 25-5831** accepting public improvements constructed by GCJ, Inc., for Well 7 Pump House Improvements, CIP PW 25-09, and authorizing the filing of a Notice of Completion, releasing contract retention, and releasing Performance and Payment Bonds.

- 4.19 REJECT ALL BIDS FOR CONSTRUCTION OF STANFORD CROSSING EXTENSION AND DOS REIS ROAD WIDENING ASSOCIATED WITH THE LATHROP ANIMAL CENTER PROJECT, CIP GG 23-11

Adopted **Resolution 25-5832** rejecting all bids for Construction of Stanford Crossing Extension and Dos Reis Road Widening Associated with the Lathrop Animal Center Project, CIP GG 23-11.

## **RIVER ISLANDS DEVELOPMENT CONSENT ITEMS**

*Councilmember Lazard recused herself at 7:48 p.m., following the vote of the consent calendar, prior to the vote of Item 4.20, due to declared conflict of interest as noted on Item 1.8.*

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Dresser, the City Council approved the River Islands Development Consent Items 4.20 through Item 4.22, by the following roll call vote:

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

### **4.20 APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 20 LOTS IN TRACT 3839 VILLAGE R WITHIN EAST VILLAGE DISTRICT OF RIVER ISLANDS**

Adopted **Resolution 25-5833** approving Final Map for Tract 3839 Village R within the East Village District, totaling 20 single family lots, and a Subdivision Improvement Agreement with River Islands Custom Homesites, LLC.

### **4.21 APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 34 LOTS IN TRACT 4271 VILLAGE 27 UNIT 1 WITHIN WEST VILLAGE DISTRICT OF RIVER ISLANDS**

Adopted **Resolution 25-5834** approving Final Map for Tract 4271 Village 27 Unit 1 within the West Village District, totaling 34 single family lots, Annexation into CFD 2023-1, and a Subdivision Improvement Agreement with River Islands Development Area 1, LLC.

### **4.22 ACCEPT PHASE 2 SEWER LIFT STATION B1 LOCATED ON CALLERTON AVENUE ASSOCIATED WITH THE SUBDIVISION IMPROVEMENT AGREEMENT FOR TRACT 4155 FROM RIVER ISLANDS DEVELOPMENT AREA 1, LLC**

Adopted **Resolution 25-5835** accepting Phase 2 Sewer Lift Station B1 located on Callerton Avenue associated with the Subdivision Improvement Agreement for tract 4155 from River Islands Development Area 1, LLC.

## **5. SCHEDULED ITEMS**

*Councilmember Lazard returned to the dais at 7:51 p.m.*

5.1 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AN ORDINANCE AMENDING TITLE 10, CHAPTER 10.24, SECTION 10.24.030 DESIGNATED NO PARKING AREAS OF THE LATHROP MUNICIPAL CODE

City Engineer Brad Taylor provided the presentation. A question and answer period followed the presentation. Mayor Akinjo opened the public hearing. Shelita Jefferson (in-person speaker) expressed concerns with traffic impacts to the Garden Farms area. There were no other speakers. Mayor Akinjo closed the public hearing.

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council considered the following:

1. Held a Public Hearing; and
2. Introduced and waived first reading of an Ordinance of the City Council of the City of Lathrop amending Title 10, Chapter 10.24, Section 10.24.030 "Designated No Parking Areas" of the Lathrop Municipal Code.

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

5.2 PUBLIC HEARING (PUBLISHED NOTICE) APPROVING AN AMENDMENT TO THE ASHLEY FURNITURE PROJECT CONDITIONAL USE PERMIT NO. CUP-23-08

Community Development Director Rick Caguiat provided the presentation. A question and answer period ensued throughout the presentation. City Engineer Brad Taylor and City Manager Stephen Salvatore provided additional information. A question and answer period continued. Mayor Akinjo opened the public hearing. PJ Khinda (in-person speaker) commented on being a property owner on De Lima Road and expressed his support for the proposed project. There were no other speakers. Mayor Akinjo closed the public hearing.

On a motion by Councilmember Diallo, seconded by Councilmember Lazard, the City Council considered the following:

1. Held a Public Hearing;
2. Adopted **Resolution 25-5836** approving an Amendment to the Ashley Furniture Project Conditional Use Permit No. CUP-23-08 regarding allowable land uses, modification to the conditions of approval.

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



5.3 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER STATUS OF CITY OF LATHROP EMPLOYEE VACANCIES AND RECRUITMENT AND RETENTION EFFORTS AS REQUIRED BY ASSEMBLY BILL 2561 (GOVERNMENT CODE SECTION 3502.3)

Deputy City Manager Thomas Hedegard and Human Resources Director Juliana Burns the presentation. A question and answer period followed the presentation. City Manager Stephen Salvatore provided additional information. Mayor Akinjo opened the public hearing. There were no speakers. Mayor Akinjo closed the public hearing.

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Diallo, the City Council considered the following:

1. Held a Public Hearing; and
2. Adopted **Resolution 25-5837** accepting the status of City of Lathrop employee vacancies, recruitment and retention efforts as required by Assembly Bill 2561 (Government Code Section 3502.3).

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

5.4 ESTABLISH THE LATHROP POLICE DEPARTMENT EXPLORER PROGRAM

Police Captain Richard Barriers provided the presentation. A question and answer period followed the presentation. Deputy City Manager Thomas Hedegard provided additional information.

On a motion by Councilmember Lazard, seconded by Councilmember Diallo, the City Council adopted **Resolution 25-5838** establishing the Lathrop Police Department Explorer Program, by the following roll call vote.

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

6. COUNCIL COMMUNICATIONS

- 6.1 MAYOR AKINJO REFERRAL - Appointment of Thirteen (13) Members to the Youth Advisory Commission, with Terms Ending, May 31, 2026
- Twenty-Two (22) Applications Received

Mayor Akinjo made the following appointments, giving priority to High School Seniors and Juniors, due to not being able to apply after graduation:

**Youth Advisory Commission****Term Expires**

Faren Ahmadi (voting member)	May 31, 2026
Shubneet Kaur (voting member)	May 31, 2026
Erin Payopay (voting member)	May 31, 2026
Riya Chand (voting member)	May 31, 2026
Prabhnoor Kaur (voting member)	May 31, 2026
Dahlia Ricaldi (voting member)	May 31, 2026
Myli Bella Charliee Babagay (voting member)	May 31, 2026
Vivianna Salcedo (voting member)	May 31, 2026
Sudais Ahmadi (voting member)	May 31, 2026
Savanna Quezada (voting member)	May 31, 2026
Shelby Jauregui (voting member)	May 31, 2026
Graziel Jimenez (voting member)	May 31, 2026
Rishitha Anumothu (voting member)	May 31, 2026
<i>Amrender Bains (non-voting member)</i>	<i>May 31, 2026</i>
<i>Janvi Patel (non-voting member)</i>	<i>May 31, 2026</i>
<i>Emilio Julian Torres (non-voting member)</i>	<i>May 31, 2026</i>
<i>Ajaypriyan Arulkumar (non-voting member)</i>	<i>May 31, 2026</i>
<i>Naleyah Hinkston (non-voting member)</i>	<i>May 31, 2026</i>
<i>Aiyana Smith (non-voting member)</i>	<i>May 31, 2026</i>
<i>Evangelina Quezada (non-voting member)</i>	<i>May 31, 2026</i>
<i>Eshamei Payopay (non-voting member)</i>	<i>May 31, 2026</i>
<i>Harjot Brar (non-voting member)</i>	<i>May 31, 2026</i>

By consensus, the City Council approved the appointment made by Mayor Akinjo as noted above.

- 6.2 MAYOR AKINJO REFERRAL – Set Application Deadline for One (1) Member to the Planning Commission, with Term Ending June 30, 2026, due to Unexpired Term Vacancy

Mayor Akinjo set the application deadline to June 30, 2025, with appointment at the Regularly Scheduled Meeting in July.

- 6.3 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S) - None
- 6.4 MAYOR & COUNCILMEMBER COMMENT(S)

Councilmember Dresser requested an update on the completion of the Historic Lathrop Arches Project. City Engineer Brad Taylor provided a brief update. Vice Mayor Torres-O'Callaghan requested an update on public communication efforts and implementation of an application for illegal fireworks reporting. Fire Chief Dave Bramell provided additional information on the TNT Fireworks reporting application. Mayor Akinjo commented on the need for proactive enforcement efforts to prevent illegal fireworks. Police Chief Stephen Sealy provided additional information on enforcement efforts and social media communication.

Councilmember Diallo requested information regarding citation and penalty process for repeating offenders of illegal fireworks. Police Chief Sealy provided additional information on the matter. Councilmembers thanked those in attendance.

- 7. ADJOURNMENT** – There being no further business, Mayor Akinjo adjourned the meeting at 8:46 p.m.

A handwritten signature in black ink, appearing to read 'Teresa Vargas', is written over a horizontal line.

Teresa Vargas, MMC  
Government Services Director  
City Clerk