

# June 9, 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](http://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.



**June 9, 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/1618884461?pwd=vfstGA0zV0L6vQo4Iw8S9ZLc7TqmRh.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: 161 888 4461 / Passcode: 657935
- ✚ 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](mailto: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, JUNE 9, 2025, 7:00 P.M.  
CLOSED SESSION, 6:00 P.M.  
COUNCIL CHAMBER, CITY HALL  
390 Towne Centre Drive  
Lathrop, CA 95330**

**AGENDA**

**PLEASE NOTE: There will be a Closed Session commencing at 6:00 p.m. The Regular Meeting will reconvene at 7:00 p.m., or immediately following the Closed Session, whichever is later.**

**1. PRELIMINARY**

1.1 CALL TO ORDER

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**

1.2.2 REPORT FROM CLOSED SESSION

1.3 ROLL CALL

1.4 INVOCATION

1.5 PLEDGE OF ALLEGIANCE

1.6 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER

1.7 INFORMATIONAL ITEM(S) - None

1.8 DECLARATION OF CONFLICT(S) OF INTEREST

**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

- 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
- 2.3 PROCLAMATION DECLARING JUNE 19, 2025, AS CELEBRATION OF JUNETEENTH NATIONAL FREEDOM HOLIDAY
- 2.4 PROCLAMATION DECLARING JUNE 2025 AS PRIDE MONTH
- 2.5 INTRODUCTION OF NEW EMPLOYEE

Parks and Recreation Department

- Kelli Ibarra, Administrative Assistant

### **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 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

Waive Full Reading and Adopt Ordinance 25-466 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

- 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  
Waive Full Reading and Adopt Ordinance 25-467 to Add 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  
Adopt Resolution Approving Temporary Street Closures for the July 1st 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. Adopt Resolution Approving Annual Industrial Solid Waste License for California Waste Recovery Systems, LLC., for FY 2025-26
  2. Adopt Resolution Approving Annual Industrial Solid Waste License for Ra Ra Trucking, Inc., for FY 2025-26
  3. Adopt Resolution Approving Annual Industrial Solid Waste License for Republic Services for FY 2025-26
  4. Adopt Resolution Approving Annual Industrial Solid Waste License for Stockton Scavengers for FY 2025-26
  5. Adopt Resolution Approving Annual Industrial Solid Waste License for Tesla, Inc., for FY 2025-26
  6. Adopt Resolution Approving Annual Industrial Solid Waste License for Tony and Sons Trucking, Inc., FY 2025-26
- 4.6 APPROVE AGREEMENT WITH THE MANTECA BULLETIN FOR PUBLICATION OF LEGAL ADVERTISEMENTS  
Adopt Resolution 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.  
Adopt Resolution 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  
Adopt Resolution 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  
Adopt Resolution Approving Amendment No. 6 with WSP USA, Inc., for the Manthey Road Bridge Replacement Project, CIP PS 12-04, and Approve 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  
Adopt Resolution Approving a Professional Service Agreement with Westwood Professional Services, Inc., for the Design of the 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  
Adopt Resolution Approving a 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  
Adopt Resolution 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  
Adopt Resolution Approving Amendment No. 4 to the Professional Services Agreement with Carollo Engineers, Inc., for Aquifer and Storage Recovery, 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

Adopt Resolution Approving Task Order No. 4 with ENGEO, Inc., for the Consolidated Treatment Facility Phase 3 Expansion, CIP WW 22-38 and Approve Budget Amendment

- 4.15 RATIFY THE CONSOLIDATION AND EXTENSION OF EXISTING CONTRACTS WITH AXON FOR THE LATHROP POLICE DEPARTMENT  
Adopt Resolution 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  
Adopt Resolution 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  
Adopt Resolution Approving Public Improvements Constructed by Bockmon & Woody Electric Co., Inc., for the South Lathrop Surveillance System, CIP GG 23-19, Authorize the Filing of a Notice of Completion, Release of Contract Retention, Release of Performance and Payment Bonds, Ratify City Manager's Execution of Contract Change Order Number 2 and Approve Budget Amendment
- 4.18 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY GCJ, INC., FOR WELL 7 PUMP HOUSE IMPROVEMENTS, CIP PW 25-09  
Adopt Resolution Accepting Public Improvements Constructed by GCJ, Inc., for Well 7 Pump House Improvements, CIP PW 25-09, and Authorize the Filing of a Notice of Completion, Release of Contract Retention, and Release of 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  
Adopt Resolution 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***

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



Adopt Resolution 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

Adopt Resolution 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

Adopt Resolution 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**

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 Council to Consider the Following:

1. Hold a Public Hearing; and
2. Introduction and First Reading of an Ordinance of the City Council of the City of Lathrop to Amend Title 10, Chapter 10.24, Section 10.24.030 Designated No Parking Areas of the Lathrop Municipal Code

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

City Council to Consider the Following:

1. Hold a Public Hearing;
2. Adopt Resolution 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

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)

City Council to Consider the Following:

1. Hold a Public Hearing; and

2. Adopt Resolution Accepting the Status of City of Lathrop Employee Vacancies and Recruitment and Retention Efforts as Required by Assembly Bill 2561 (Government Code Section 3502.3)

- 5.4 ESTABLISH THE LATHROP POLICE DEPARTMENT EXPLORER PROGRAM  
Adopt Resolution Establishing the Lathrop Police Department Explorer Program

## **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
- 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
- 6.3 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S)
  - *Central Valley Executive Committee/LOCC (Akinjo/Diallo)*
  - *SJ Co. Council of Governments (Akinjo/Diallo)*
  - *SJ Co. Council of Governments Executive Committee (Akinjo)*
  - *Integrated Waste Management Task Force (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)*
  - *SJ Co. Water Advisory Board (Torres-O'Callaghan/Lazard)*
  - *Tri Valley-San Joaquin Valley Regional Rail Authority (Akinjo)*
  - *San Joaquin Area Flood Control Agency (Dresser/Lazard/Torres-O'Callaghan)*
  - *Ava Community Energy (Diallo/Dresser)*
  - *Local Agency Formation Commission (LAFCo) (Diallo)*
- 6.4 MAYOR & COUNCILMEMBER COMMENT(S)

## **7. ADJOURNMENT**

/Teresa Vargas/

Teresa Vargas, MMC  
Government Services Director  
City Clerk